

COMMITTEE REPORT

REPORT OF	MEETING	DATE	ITEM NO
Director of Development and Regeneration	Development Control Committee	17/7/2007	

ADDENDUM

ITEM A. 2: Land South Of Parcel 7 And Parcel F Euxton Lane, Buckshaw Village- 07/00483/FULMAJ

Amended plans included a slightly amended layout plan have been received in respect of the application. The amendments ensure the amenities of the future residents are maintained through out the development. As such the informative referring to the approved plans now reads as follows:

The approved plans are:

Plan Ref.	Received On:	Title:
6251 PL/01N	16th July 2007	Planning Layout
6251(PL)B	3rd July 2007	Apartment Block A Plans and Elevations
6251(PL)B	3rd July 2007	Apartment Block B Elevations
6251(PL)B	3rd July 2007	Apartment Block B Floor Plans
6251(PL)B	3rd July 2007	Apartment Block C Elevations
6251(PL)B	3rd July 2007	Apartment Block C Floor Plans
6251 03 C	16th July 2007	Apartment Elevations
6251(PL)10	30th May 2007	Darwin (Special) Elevations
6251(PL)09	30th May 2007	Darwin (Special) Floor Plans
6251(PL)03A	3rd July 2007	Scott Elevation
6251(PL)02A	3rd July 2007	Scott Floor Plans
109-01A	24th April 2007	Planting Plan 1 of 2
109-02A	24th April 2007	Planting Plan 2 of 2
	24th April 2007	Location Plan
6251(PL)04	24th April 2007	London Plans and Elevations
6251(PL)05	24th April 2007	James Floor Plans
6251(PL)06	24th April 2007	James Elevations
6251(PL)07	24th April 2007	Jerome Floor Plans
6251(PL)08	24th April 2007	Jerome Elevations
6251(PL)11	24th April 2007	Buchan Plans and Elevations
6251(PL)12	24th April 2007	Beckett Plans and Elevations
6251(PL)13	24th April 2007	Tarporley Plans and Elevations
6251(PL)14A	3rd July 2007	Kipling Plans and Elevations
6251(PL)15	24th April 2007	Twain Plans and Elevations
SD/SW4	16th July 2007	Screen Wall and Fence
MEL/ENG/PD/1000	3rd July 2007	Melville Planning Drawings

Reason: To define the permission and in the interests of the proper development of the site.

An additional condition has also been attached to the recommendation, as follows:
Notwithstanding the submitted details, prior to the commencement of the development full details of the proposed railings shall be submitted to and approved in writing by the Local Planning Authority. The railings shall replicate the Buckshaw railings which have been

erected throughout Buckshaw Village. The development thereafter shall be carried out in accordance with the approved plans.

Reason: In the interests of the visual amenities of the area and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

ITEM B3: Astley Park, Park Road, Chorley – 07/00232/FUL

LCC Ecological Advisor : further comments received in response to recommendations of consultant ecologist in relation to bat roosts and foraging habitat;

Consultant is of the view that if the scheme is amended in accordance with his suggestions, impacts on bats will be avoided. This appears acceptable. However, as bats are European Protected Species it is recommended that Natural England be consulted prior to determination of the proposals.

A further objection has been received from Mr Clemmitt making the following comments;

I read with great concern of the successful planning application to install 5m high street lights in Astley Park. I totally oppose this proposal and if I had been aware of the submission would have replied within the consultation period.

My main grounds for objection are as follows:-

1. I have seen no evidence that local people have asked for street lights in the Park.
2. Levels of light pollution throughout the Borough are high and this would reduce further the areas in which we can see the stars.
3. The energy costs of running these lights will add further costs to the Borough with little or no perceived benefit
4. The increased lights will increase the carbon footprint of the Borough
5. The increased lights will impact on the wildlife in the Park reducing further the possibility of sightings of birds, bats and other wild animals
6. The lighted areas will attract young persons who will find new places to gather, drink, smoke and play their music.

Indeed there are too many objections to this proposal to list, and very few potential benefits.

The money would be much better spent on removing the traffic lights at St Lawrences and the Town Hall, a proposal which , when the lights failed recently has clear benefits to the Community.

ITEM B4: Formerly Zodiac Gymnasium, Station Road, Croston - 07/00433/COU

Amended plans have been received. These detail the re-siting of the kitchen window and the provision of a high level window to the bedroom. These changes overcome the concerns regarding the window to window relationship with the first floor lounge window facing the apartments in the adjacent pub (De Trafford Arms). The occupier of the pub has been sent a copy of the plans but no comments on them have been received.

Croston Parish Council have provided comments on the amended plans detailing only a single parking space wherein an objection is made. It is asserted that the provision of a single space is below parking provision standards and that existing parking problems will be exacerbated in this area, particularly in the evenings.

The comments of Croston Parish Council are noted. However, as detailed in the main report on the agenda, LCC (Highways) do not raise an objection to the provision of only a single space hence without support, it would be difficult to substantiate and defend at appeal a highways reason for refusal. The recommendation therefore remains to approve.

ITEM B6: Park View, Runshaw Lane, Euxton, Chorley - 07/00453/COU

LCC (Highways) have now provided comments on the application wherein no objections are raised subject to implementation of the highway works shown on the site plan.

The applicant has provided a response to the issues raised in the report on the main agenda. Firstly, it is asserted that a Grampian condition is not necessary as caravan storage has been taking place on the site for many years without incidents or problems hence the required upgrade works could be secured through a condition requiring the submission (within a specified time) of a scheme of junction improvements and implementation (again within a specified time). However, this matter was considered during the Hearing into the refused 2005 application (05/00198/COU) and the Inspector concluded that as the use was already taking place (as is the case now), such a condition to secure the required highway junction upgrade works would be inappropriate and unenforceable.

The second issue raised by the applicant is one of precedent. The applicant asserts that the issue of precedent would only arise if there no 'very special circumstances' justifying this inappropriate (by definition) development in the Green Belt. The applicant restates that there is a shortage of storage sites in the Borough and beyond and that the storage of caravans on the site is already established although this is only up to 10 caravans plus the applicants own (this application proposes the storage of 25 additional caravans). However, as per the main report on the agenda, it is considered that the above factors do not constitute 'very special circumstances' that justify what is inappropriate development in the Green Belt hence the recommendation remains the same in that planning permission should be refused.

ITEM B9: 352 Preston Road Clayton-Le-Woods Chorley- 07/00500/FUL

Amended Plans have now been received to address the objections raised by the Environment Agency. This has resulted in a reduction in the number of dwellings from nine to eight so as to move all dwellings 8m away from the bank of the brook. On this basis the Environment Agency have withdrawn their objection.

ITEM B.13: 119 School Lane, Brinscall- 07/00657/FUL

2 further letters of objection have been received raising the following points:

- Impact on parking in the area
- Development will result in the loss of on street parking
- Rear extensions will result in overlooking and loss of privacy
- The track to the rear of the properties, which will be used to deliver building supplies, is restricted to use by the terrace and such will not be permitted. It would also result in the track being blocked for periods of time

Lancashire County Council's Highway Section have no objection to the scheme subject to various conditions. As such condition 4 has been changed to read:

No dwelling hereby permitted shall be occupied until the driveways, turning areas and dropped kerbs, which provide access to the site from the public highway, has been constructed in accordance with the approved plan.

Reason: In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

The following conditions have also been attached to the recommendation:

That part of the access extending from the kerb line/edge of carriageway for a minimum distance of 5 metres into the site shall be paved in permanent construction, in accordance with details to be first approved in writing by the Local Planning Authority, before the access is used for vehicular purposes.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in the interests of highway safety. In accordance with Policies No HS4 and TR4 of the Adopted Chorley Borough Local Plan Review.

ITEM B.14: 1 Victoria Terrace Victoria Street Wheelton- 07/00725/FUL

3 letters have been received raising no objection to the proposal

2 letters of objection has been received raising the following points:

- The size of the extension is above the recommended allowance
- If the householder at the other end of the terrace were to extend then the appearance of Victoria Terrace would be altered
- The extension is 0.5 metres from the boundary wall which contravenes planning and fire regulations. Would make maintenance of the wall and extension impossible
- One end of the extension abuts the boundary wall which contravenes the 1 metre planning guideline
- The materials are not appropriate, the adjacent buildings and boundary walls are constructed out of stone. The proposed rendered extension is out of character with the other buildings.
- Extension is out of character with Victoria Terrace and the adjacent properties Worsley Cottage and Hill House

Lancashire County Councils Highway Section have no objection to the proposal although they have noted that the grant of planning permission does not entitle the developer to stop up or divert a right of way.

Following consultation with the Council's Building Control Section the scheme has been slightly amended to incorporate 4 roof lights to serve the sun room, 2 roof lights to serve the proposed rear utility room and an obscurely glazed window in the side elevation of the garage. The amendments are considered very minor and do not alter the massing or nature of the proposal. As such, due to the minor nature of the alterations and the fact that objections have already been received, the neighbours have not been directly consulted on the amendments. Taking into consideration the fact that a conservatory has previously been approved at the site incorporating a glazed roof the introduction of roof lights is considered to be appropriate in this location. The proposed window in the side elevation will serve a garage and will be obscurely glazed. As such this window will not result in loss of amenity to the detriment of the neighbours amenities. An obscure glazing condition will be attached to the recommendation.

The following additional condition and informative have been attached to the recommendation:

The window in the west elevation of the proposed garage shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

The approved plans are:

Plan Ref.	Received On:	Title:
DD/579/2D	17 th July 2007	Proposed Plans and Elevations

Reason: To define the permission and in the interests of the proper development of the site.