

COMMITTEE REPORT

REPORT OF	MEETING	DATE	ITEM NO
Corporate Director (Business)	Development Control Committee	01/04/2008	

ADDENDUM

ITEM A1- 07/01355/FULMAJ- Land to Rear Of 243-289 Preston Road Clayton-Le-Woods: Erection of 27 residential properties, access alteration, and provision of existing residents parking.

LCC Planning Contributions Officer: The Planning Contribution Officer at LCC has provided advise on the contributions arising from this development however as there is an extant planning permission relating to this site the Section 106 contributions have already been negotiated and have been applied to this application.

Amended plans have been received which are the result of confirmation of the land actually owned by the applicants. The amendments are only minor and involve alterations to the parking layout to the south corner of the site serving plots 22-25. These alterations do not significantly impact on the scheme or the existing neighbours.

The following condition has been attached to the recommendation:

Notwithstanding the previously submitted plans, prior to the commencement of the development, full details of the proposed bin storage shall be submitted to and approved in writing by the Local Planning Authority. Provision should be made to ensure adequate storage is provided for household waste and adequate access is provided for collection vehicles/ crews. The submitted details should accord with Chorley Borough Council's Waste Storage and Collection Guidance for New Developments. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that adequate refuse storage is provided on site and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

2 letters have been received from the neighbours in respect of the sign which has been erected by Wainhomes adjacent to the site on private land. The erection of this sign without advertisement consent is being investigated by the Council's Enforcement Officer. The issue over whether the land is private is a private issue.

Concerns have been raised over the fact that the proposed private parking for the existing residents along Preston Road is not dedicated to specific residents whereas the previously approved scheme did dedicate the spaces to 261- 275 Preston Road (the four properties either side of the entrance to the site). Wainhomes have confirmed that these spaces will be dedicated to 261-275 Preston Road and it would

be Wainhomes intention to make these spaces available to the owners of the above properties and ask if they would like to take ownership, this will give each individual house hold security of tenure as well as not making them subject to yearly maintenance costs. This element of the scheme is now reflects the previously approved scheme. Condition 12 of the recommendation has been amended to read:

Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall, unless otherwise agreed in writing by the Local Planning Authority, include the future management and allocation of the proposed private parking spaces for the existing residents detailed on plans reference 07/170 AL-001C. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the private driveway, residents parking spaces and refuse storage/ collection at the site and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review

Concerns have also been raised about whether double yellow lines will be introduced along the Preston Road frontage. If this is intended this would be carried out by the Highway Authority and does not form part of this application. There are works proposed to the access and Preston Road which are identical to the previously approved scheme. These works will form part of a separate legal agreement with the Highways Authority.

ITEM B1: 08/00214/CB3 - Lighting scheme for recreation ground to include footpath, lighting and sports flood lighting

One letter, one e-mail and a petition containing 27 signatures in support of the application have been received as it is believed that the lighting scheme will:

- discourage anti-social behaviour;
- encourage use of recreation facilities;
- develop a safer place;
- provide safer policing.

One e-mail of objection has been received raising the following points:

- the scale and associated noise levels will have a serious destructive impact on those living in the vicinity;
- youths will be encouraged rather than discouraged in playing football on the bowling greens;
- the grounds will become a haven for the wrong kind of people, leading to an increase in crime, vandalism and drug use;
- the lighting will lead to a serious detrimental effect on the natural habitat of the Recreation Ground;
- by limiting the area that will be lit, young children allowed onto the Recreation Ground will face possible dangers.

The proposed lighting scheme will increase the safety and accessibility of the grounds to the general public and in so doing, will dissuade youths from congregating around the sports facilities. As a result, noise levels are likely to decrease.

Having considered the above comments, it is considered the recommendation for approval remains.

An additional condition is proposed:

Comments have been received from the Highways Authority who recommends a condition to prevent the lights dazzling drivers on the highway. An additional condition is therefore proposed:

Unless otherwise agreed in writing, before the development hereby commences a scheme to prevent the lighting dazzling drivers on the highway shall have been submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be then implemented in full and retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To avoid glare, dazzle or distraction to passing motorists in the interest of highway safety.