

ITEM 3d - 21/01465/FUL – Doorway To Value, 50 Preston Road, Whittle-Le-Woods, Chorley

The recommendation remains as per the original report

The following consultee responses have been received:

Chorley Council’s Environmental Health Officer: Has considered the supporting documentation, in particular the Technical Note: External Lighting Proposals for the development (Date: 10/11/21 Revision 0), and considers that the likelihood of any adverse impact on nearby sensitive residential properties is low.

The following conditions are recommended:

No.	Condition																					
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																					
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="325 994 1303 1429"> <thead> <tr> <th data-bbox="325 994 756 1025">Title</th> <th data-bbox="756 994 1043 1025">Drawing Reference</th> <th data-bbox="1043 994 1303 1025">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="325 1025 756 1093">Location Plan</td> <td data-bbox="756 1025 1043 1093">P-6422-L(00)03 Rev.01</td> <td data-bbox="1043 1025 1303 1093">22 December 2021</td> </tr> <tr> <td data-bbox="325 1093 756 1160">Proposed Site Plan</td> <td data-bbox="756 1093 1043 1160">P-6422-L(00)11 Rev.01</td> <td data-bbox="1043 1093 1303 1160">22 December 2021</td> </tr> <tr> <td data-bbox="325 1160 756 1227">Proposed Ground Floor Plan</td> <td data-bbox="756 1160 1043 1227">P-6422-L(1-)11 Rev.01</td> <td data-bbox="1043 1160 1303 1227">22 December 2021</td> </tr> <tr> <td data-bbox="325 1227 756 1294">Proposed First Floor Plan</td> <td data-bbox="756 1227 1043 1294">P-6422-L(1-)12 Rev.01</td> <td data-bbox="1043 1227 1303 1294">22 December 2021</td> </tr> <tr> <td data-bbox="325 1294 756 1361">Proposed Roof Plan</td> <td data-bbox="756 1294 1043 1361">P-6422-L(1-)13 Rev.01</td> <td data-bbox="1043 1294 1303 1361">22 December 2021</td> </tr> <tr> <td data-bbox="325 1361 756 1429">Proposed Elevations</td> <td data-bbox="756 1361 1043 1429">P-6422-L(2-)11 Rev.01</td> <td data-bbox="1043 1361 1303 1429">22 December 2021</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	Location Plan	P-6422-L(00)03 Rev.01	22 December 2021	Proposed Site Plan	P-6422-L(00)11 Rev.01	22 December 2021	Proposed Ground Floor Plan	P-6422-L(1-)11 Rev.01	22 December 2021	Proposed First Floor Plan	P-6422-L(1-)12 Rev.01	22 December 2021	Proposed Roof Plan	P-6422-L(1-)13 Rev.01	22 December 2021	Proposed Elevations	P-6422-L(2-)11 Rev.01	22 December 2021
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3.	<p>The external facing materials, detailed on the approved plans and Design and Access Statement (Ref. 6422 Rev. 01), shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>																					
4.	<p>The development hereby approved shall be carried out in accordance with the details contained in the approved ‘Tree protection plan including arboricultural method statement’ (Dated 19/11/21) received 22 December 2021. All remaining trees must be fully safeguarded in accordance with BS5837.2012 for the duration of the site works unless agreed in writing with the Local Planning Authority.</p> <p><i>Reason: To safeguard the trees to be retained.</i></p>																					

5.	<p>No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.</p> <p><i>Reason: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</i></p>
6.	<p>No part of the development hereby approved shall be occupied or opened for trading until the approved scheme for the construction of the site access and the off-site works of highway improvement has been constructed and completed in accordance with the scheme details.</p> <p><i>Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</i></p>

The original report has been amended as follows:

The applicant has provided further details in response to the LCC Highway Services consultation response to demonstrate that the required access arrangements can be achieved. LCC Highway Services have set out that the existing carriageway markings on Preston Road from its junction with Buckshaw Avenue to its junction with Moss Lane should be renewed as part of the safety measures. The applicant has responded specifically in relation to this issue and considers that it is unreasonable to expect the development to fund what is really a maintenance issue for LCC. The applicant acknowledges the accident record on the A6 in the vicinity of the site, but considers that from the collision data reviewed this does not provide evidence that the recorded accidents are associated with the Doorway to Value Site. Whilst the applicant is prepared to make the changes to the access points as requested by LCC, they do not consider that renewing the carriageway markings between Moss Lane and Buckshaw Avenue is necessary for development.

From a planning perspective and in consideration of the nature of the proposed development, its scale and highway arrangements that are already in situ, it is considered that the renewal of the existing road markings on Preston Road from Buckshaw Avenue to the B6229 Moss Lane are not necessary to make the development acceptable. It is, therefore, recommended that the highway conditions are required to confirm the final details of access alterations to the site by way of kerb realignments and the installation of dropped kerbs and tactile pavings, and not the renewal of the existing road markings on Preston Road from Buckshaw Avenue to the B6229 Moss Lane.