

# Development Control Committee

Thursday, 22 July 2010

**Present:** Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair), Councillors Alan Cullens, David Dickinson, Dennis Edgerley, Christopher France, Roy Lees, June Molyneaux, Simon Moulton, Mick Muncaster and Ralph Snape

**Officers:** Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer) and Cathryn Barrett (Democratic and Member Services Officer)

## 10.DC.173 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Henry Counce.

## 10.DC.174 DECLARATIONS OF ANY INTERESTS

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct, the following Members declared a prejudicial interest in relation to a planning application and agenda item listed below:

Councillor Harold Heaton: 10/00359/FULMAJ, Dog and Partridge, 30 Chorley Lane, Charnock Richard, (Minute 10.DC.176c)

Councillor Roy Lees: Application for certificate of lawfulness, and the Enforcement item relating to Yew Tree House Farm Coppull Lane, Coppull (Minute 10.DC.181a and Minute 10.DC.181b)

## 10.DC.175 MINUTES

**RESOLVED – That the minutes of the Development Control Committee meeting held on 22 June 2010 be confirmed as a correct record and signed by the Chair.**

## 10.DC.176 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted reports on six applications for planning permissions to be determined by the Committee.

**RESOLVED – That the planning applications, as submitted, be determined in accordance with the Committee's decisions as recorded below:**

### (a) 09/00909/FUL - Woodcock Barn, Runshaw Lane, Euxton

(The Committee received representations from an objector to the proposals and the applicant in support of the proposals.)

Application no: 09/00909/FUL  
Proposal: Amendments to previously approved planning application ref: 08/01226/FUL to include change to roof pitch over side

extension and changes to roof over garage (retrospective application).

Location: Woodcock Barn, Runshaw Lane, Euxton, Chorley, PR7 6HB

Decision:

It was proposed by Councillor Roy Lees to defer the decision to allow Members of the Committee to visit the site.

It was proposed by Councillor David Dickinson, seconded by Councillor Simon Moulton, and subsequently **RESOLVED unanimously to refuse retrospective planning permission on the following ground:**

**The proposed amendments by reason of their size, siting and design result in an overbearing impact on the neighbouring occupiers at 'Pippins' and cause harm to the design and appearance of the existing dwelling. The proposal is contrary to Saved Policy DC8A of the Chorley Borough Local Plan Review and the guidance as set out in the Householder Design Guidance SPD.**

**(b) 10/00456/FUL - St John's Ambulance Hall, 1 Granville Street, Adlington, Chorley PR6 9PY**

Application no: 10/00459/FUL  
Proposal: Proposed two storey development of 8 apartments  
Location: St Johns Ambulance Hall, 1 Granville Street Adlington, Chorley, PR6 9PY

Decision:

Report withdrawn from agenda.

**(c) 10/00359/FULMAJ - Dog and Partridge, 30, Chorley Lane, Charnock Richard, Chorley PR7 5ES**

(The Chair, Councillor Harold Heaton declared a prejudicial interest and left the meeting during the consideration and voting on this item. Vice Chair, Councillor Geoffrey Russell took the Chair.)

(The Committee received representations from an objector to the proposals and the applicant in support of the proposals.)

Application no: 10/00359/FULMAJ  
Proposal: Erection of 28 residential dwellings with access roads, car-parking and landscaping including alterations to the public house car park.  
Location: Dog and Partridge, 30 Chorley Lane, Charnock Richard, Chorley, PR7 5ES

Decision:

It was proposed by Councillor Roy Lees, seconded by Councillor Mick Muncaster and subsequently **RESOLVED unanimously to grant planning permission subject to Legal Agreement and the following conditions:**

- 1. The proposed development must be begun not later than one year from the date of this permission.  
*Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.***

2. The development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission or unless otherwise first agreed to in writing by the Local Planning Authority.  
*Reason: To define the permission and in the interests of the proper development of the site.*
3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.  
*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*
4. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.  
*Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy No.s GN5 and HS4 of the Chorley Borough Local Plan.*
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.  
*Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.*
7. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in conformity with the approved plans.  
*Reason: To ensure the materials used are visually appropriate to the locality and in accordance with Policy No.s GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*
8. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground-surfacing

materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.*

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

*Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

10. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.*

11. The noise mitigation measures should be carried out as outlined in the following report 'Noise Assessment Charnock Richard Report No. AAL/BS09075c' by Acoustic Associates dated 22 April 2010.

*Reason: To protect the amenity of future occupiers and to comply with PPG24.*

12. Prior to the occupation of development details of the noise barrier to be erected along the site boundary and railway line shall be provided and agreed in writing by the Local Planning Authority, and maintained at all times throughout the lifetime of the development.

*Reason: To protect the amenity of the future occupiers and to comply with PPS24.*

13. No development shall take place until;

(a) A methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including British Standard 100175:2001 'Investigation of potentially contaminated site-Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary.

(b) All testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;

(c) The Local Planning Authority has given written approval to any remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of remediation works a validation report containing any

validation sampling results shall be submitted to the Local Authority.

- (d) Thereafter the remediation shall only be carried out in full accordance with the approved remediation proposals.

*Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Policy No. EP16 of the Adopted Chorley Local Plan Review.*

14. The construction hours shall be 08.00 hours to 18.00 hours Monday to Friday, 08.00 hours to 13.00 hours on Saturday and at no time on Sundays or Bank Holidays/Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of residential amenity and to comply with Chorley Council's Code of Practice for Construction and Demolition and Saved Policies EM2 and EP7 of the Local Plan Review.*

15. No phase or sub-phase of the development shall commence until a Design Stage Assessment has been submitted to and approved in writing by the Local Planning Authority demonstrating that the proposed private dwellings will be constructed to achieve the relevant Code for Sustainable Homes level. All private dwellings commenced after 1 January 2010 will be required to meet Code Level 3, all private dwellings commenced after 1 January 2013 will be required to meet Code Level 4, and all private dwellings commenced after 1 January 2016 will be required to meet Code Level 6. In accordance with Policy SR1 of the Sustainable Renewables DPD, renewable or low carbon energy sources must be installed to reduce the predicted carbon emissions of the development by at least 15% (increasing to 20% from 2015). To demonstrate that this can be achieved, the Design Stage certification must show that the proposed development will achieve 2 credits within Issue Ene 7: Low or Zero Carbon Technologies. The approved details shall be fully implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the proper planning of the area and in accordance with PPS, Planning and Climate Change Supplement to PPS1, and Policy SR1 of the Chorley Boroughs Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.*

16. A Code for Sustainable Homes 'Post Construction Stage' assessment is to be carried out for all dwellings and a final Code Certificate is to be obtained certifying that the required Code Level has been achieved. The final Code Certificates will be submitted and approved in writing by the Local Planning Authority.

*Reason: To ensure the proper planning of the area and in accordance with PPS: Planning and Climate Change Supplement to PPS1, and Policy SR1 of the Chorley Boroughs Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.*

17. Prior to the commencement of the development full details of the surface and foul sewerage for the site and connection to the public sewer shall be submitted to and approved in writing by the Local Planning Authority. The full details shall include drainage levels, capacity of the onsite and offsite drainage for both foul and surface

water and methods for reducing peak flows especially for surface water.

**Reason:** *The site can only be drained to Nursery Close and evidence submitted in respect of the application has questioned the capacity of the onsite and offsite drainage to cope with additional development in accordance with the requirements of PPS25.*

- (d) **10/00181/FULMAJ -Altcar Farm, Altcar Lane, Euxton, Leyland, PR25 1LE**

(The Committee received representation from the applicant's agent in support of the proposals.)

Application no: 10/00181/FULMAJ  
Proposal: Erection of poultry building  
Location: Altcar Farm, Altcar Lane, Euxton, PR25 1 LE  
Decision:

It was proposed by Councillor Harold Heaton, seconded by Councillor Mick Muncaster, and was subsequently **RESOLVED to defer the decision to allow the Members of the Committee to visit the site of the proposal.**

- (e) **10/00276/FULMAJ - Land 100m East of Crompton Walk, Buckshaw Avenue, Buckshaw Village, Lancashire**

Application: 10/00276/FULMAJ  
Proposal: Erection of a children's nursery and swimming academy with associated landscaping, signage, boundary fence and car park at Buckshaw Village.  
Location: Land 100m East of 2 Crompton Walk, Buckshaw Avenue, Buckshaw Village, Lancashire  
Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Roy Lees, and subsequently **RESOLVED unanimously to grant planning permission subject to the following conditions:**

- 1. The proposed development must be begun not later than three years from the date of this permission.**  
**Reason:** *Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.*
- 2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The information shall include details of the surfacing of the disabled ramp to the front of the building. The development shall only be carried out using the approved external facing materials.**  
**Reason:** *To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*
- 3. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously**

submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the details shown on the submitted plans, the hard ground- surfacing shall constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the site (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area, highway safety and to prevent flooding and in accordance with Policy Nos. GN5 and EP18 the Adopted Chorley Borough Local Plan Review.*

4. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

*Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.*

5. Before the development hereby permitted is first occupied, the cycle parking shall be provided in accordance with the approved plan. The cycle parking area shall not thereafter be used for any purpose other than the parking of cycles.

*Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.*

6. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences, walls and gates to be erected to the site boundaries and within the site (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the fencing to the refuse store and cycle store. No building shall be occupied or land used pursuant to this permission before all walls, fences and gates have been erected in accordance with the approved details. Fences, walls and gates shall thereafter be retained in accordance with the approved details at all times.

*Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

7. No development approved by this permission shall be commenced until a surface water drainage strategy (including attenuation surface discharges from the development to existing 'green field rates') has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be completed in accordance with the approved strategy.

*Reason: To reduce the risk of flooding and in accordance with PPS 25.*

8. The use hereby permitted shall be restricted to the following hours:

**Nursery and associated facilities in west wing of building:**

Monday to Friday	7am - 6pm
Saturday	Close
Sunday and Bank Holidays	Close

**Pool and associated facilities in north wing of building:**

Monday to Friday	9am - 9pm
Saturday	9am - 8pm
Sunday and Bank Holidays	9am - 6pm

***Reason: To safeguard the amenities of local residents and to ensure that there is sufficient parking spaces on the site to accommodate the two uses and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.***

**9. The approved plans are:**

Plan Ref.	Received On:	Title:
PL0 Rev A	25 June 2010	Proposed Site Plan
PL1 Rev A	25 June 2010	Proposed Floor Plans
10.20/PL2 Rev A	25 June 2010	Proposed Elevations Sheet 1 of 2
10.20/PL3 Rev A	25 June 2010	Proposed Elevations Sheet 2 of 2

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

**10. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.**

***Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.***

**11. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.**

***Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.***

**12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.**



**Reason:** *In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.*

13. Surface water must not discharge to the foul/combined sewer. The site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge directly in to the nearby watercourse (and may require the consent of the Environment Agency).

**Reason:** *To secure proper drainage and prevent foul flooding and pollution of the environment and in accordance with PPS25.*

14. Before the use of the premises hereby permitted is first commenced, full details of any lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such details shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

**Reason:** *To protect the appearance of the locality, in the interests of public safety and crime prevention and in accordance with Policy GN5 and EP21A of the Adopted Chorley borough Local Plan Review.*

15. If, during the course of development, any suspected contamination is found that has not been identified in the site investigation and site remediation for Buckshaw, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures, and a validation report shall be submitted to the local planning authority for approval.

**Reason:** *In the interests of safety and in accordance with PPS23.*

16. Prior to the occupation of the development hereby approved a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall set out measures to be taken by the operators of the nursery and swimming centre to reduce car borne travel to the building by workers and to encourage travel by non car alternatives.

**Reason:** *To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 & TR4 of the Adopted Chorley Borough Local Plan Review.*

- (f) 10/004040/FULMAJ - Formerly Multipart Distribution Limited, Pilling Lane, Chorley

Application: 10/00404/FULMAJ  
Proposal: Re-plan to plots R281 to R323/R351/R358 to R376/R388 to R400 (76 no. dwellings, garages and associated works)  
Location: Formerly Multipart Distribution Limited, Pilling Lane, Chorley  
Decision:

It was proposed by Councillor Simon Moulton, seconded by Councillor David Dickinson, and subsequently **RESOLVED** by majority decision to permit planning permission subject to the following conditions:

1. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with

the Local Planning Authority before any development is first commenced.

*Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

2. The proposed development must be begun not later than two years from the date of this permission.

*Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

3. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

*Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.*

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.*

5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

6. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

7. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.  
*Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.*
8. 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 site shall thereafter be managed by the approved Management Company.  
*Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.*
9. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.  
*Reason: In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.*
10. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.  
*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.*
11. Prior to the commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact / site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The residents' consultation plan shall be implemented and completed in accordance with the approved procedure.  
*Reason: To ensure that the existing residents are fully aware of the progress of the development.*
12. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.  
*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

13. The development hereby permitted shall be carried out in accordance with the measures set out within the action plan of the Residential Travel Plan dated April 2009 (submitted under application 09/00374/DIS).

*Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.*

14. The approved plans are;

<b>Plan Ref/Title:</b>	<b>Received On:</b>
4081-11-02-003	21 May 2010 Location Plan
4081-11-02-001	21 May 2010 Planning Site Layout House Types
The Warwick	21 May 2010 C Series Render C3H102
The Stratford	21 May 2010 C Series Brick C4H109
The Tenby	21 May 2010 C Series Render C3H092
The Kensington+	21 May 2010 Mid Unit C4H140/End UnitC4H144
The Kensington+	21 May 2010 Side Elevation and Rear Elevation
The Kensington+	21 May 2010 Floor Plan
The Cambridge	21 May 2010 C series Brick C4H133
The Kenilworth	21 May 2010 C Series Brick C3H108
The Canterbury	21 May 2010 C Series Brick C4H141 Elevations
The Canterbury	21 May 2010 C Series Brick C4H141 Floor Plans
The York	21 May 2010 C Series Render C4H134
The Chester	21 May 2010 C Series Render C4H136
The Shrewsbury	21 May 2010 C Series Render C4H107
The Broadway & The Evesham	21 May 2010 C Series Brick C2H068 & C3H081 (Elevations and Floorplans)
The Ashdon(B)	21 May 2010 Option 2 detached garages

4081-GPD-02 21 May 2010 Garage and Planning Drawings

*Reason: to define the permission in the interests of the proper development of the site.*

15. The proposed development must be begun not later than two years from the date of this permission.

*Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

#### 10.DC.177 PLANNING APPEALS NOTIFICATION REPORT

The Director of Partnerships, Planning and Policy submitted a report giving notification of two appeals that had been lodged against the refusal of planning permission, and one planning application being granted by Lancashire County Council.

**RESOLVED – That the report be noted.**

#### 10.DC.178 CONFIRMATION OF TREE PRESERVATION ORDER NO.5 (EUXTON) 2010

The Director of Partnerships, Planning and Policy submitted a report for Members to consider a formal confirmation of a Tree Preservation Order with modifications. No objections had been received in response to the making of the order and it

was subsequently **RESOLVED - To confirm Chorley Borough Council Tree Preservation Order No. 5 (Euxton) with modifications.**

**10.DC.179 DELEGATED DECISIONS DETERMINED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY IN CONSULTATION WITH THE CHAIR AND VICE CHAIR OF THE COMMITTEE**

The Committee received, for information schedules listing seven planning applications for Category 'B' development proposals which had been determined by the Director of Partnerships, Planning and Policy in consultation with the Chair and Vice Chair of the Committee at meetings held 22 June 2010 and 9 July 2010.

**RESOLVED – That the schedules be noted.**

**10.DC.180 PLANNING APPLICATIONS DETERMINED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY UNDER DELEGATED POWERS**

The Committee received, for information, a schedule listing planning applications determined by the Director of Partnerships, Planning and Policy under delegated powers between 10 June 2010 and 6 July 2010.

**RESOLVED - That the schedule be noted.**

**10.DC.181 YEW TREE HOUSE FARM, COPPULL HALL LANE, COPPULL**

(Councillor Roy Lees declared a prejudicial interest at this point, and left the meeting during the consideration and voting on the enforcement item Minute 10.DC.181(b).)

**(a) Application for certificate of lawfulness - 09/00958/CLEUD - Yew Tree House Farm, Coppull Lane, Coppull**

The Committee received, for information, an application for a certificate of lawfulness in respect of mixed use of agriculture and milk processing at Yew Tree House Farm, Coppull Hall Lane, Coppull,

**RESOLVED – That the application be noted.**

**(b) Enforcement Report - Erection and use of buildings for Milk Processing, formation of hardstanding, erection of silos on land at Yew Tree Farm, Coppull Hall Lane, Coppull**

The Committee received a report of the Director of Partnerships, Planning and Policy asking Members to consider whether it was expedient to take enforcement action in respect of the erection and use of buildings for milk processing, formation of hardstanding, erection of silos on land at Yew Tree Farm, Coppull Hall Lane, Coppull.

It was proposed by Councillor Dennis Edgerely, seconded by Councillor Simon Moulton and subsequently **RESOLVED - That it was considered expedient to pursue enforcement action.**

**10.DC.182 ENFORCEMENT REPORT - FORMATION OF VEHICULAR ACCESS, 176A WOOD LANE, HESKIN, CHORLEY PR7 5NS**

The Committee received a report of the Director of Partnerships, Planning and Policy asking Members to consider whether it was expedient to take enforcement action to secure the closure of the unauthorised vehicular access in respect of 176a Wood Lane, Heskin, Chorley.

It was proposed by Councillor Ralph Snape, seconded by Councillor June Molyneaux and subsequently **RESOLVED – That it was considered expedient to pursue enforcement action.**

Chair