

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director of Planning and Development	Planning Committee	25 April 2023

ADDENDUM

ITEM 3c - 22/00918/REM – Hunters Lodge Motel Preston Road Charnock Richard Chorley PR7 5LH

The recommendation remains as per the original report

A further objection has been received from one of the occupants of The Woodlands, to the north of the application site, who had already objected to the proposal. They wish to stress that they are concerned by the loss of visibility to the south side of the A49 when turning right from their drive. They consider that the garage that would serve Plot 1 would restrict the view of oncoming traffic when leaving their drive, stating that they have had several near misses in the past with the road being 60mph speed limit.

It is worth reiterating that LCC Highway Services have raised no objection to the proposal. They have stated that *“if the proposed site access was new, then LCC Highways would object to this access. As the proposed access is a modified version of an existing access and will result in lower expected trips, LCC highways will not be objecting.”*

It is not considered that the garage that would serve Plot 1 would have any impact on sightlines from The Woodlands. Intervening vegetation to the front of residential curtilages and the open plot of land to the south of The Woodlands already screens views to the south from this property.

The applicant has submitted details of boundary treatments, a wheel wash and hard landscaping details which are considered to be acceptable. As such, the suggested conditions have been amended to remove the requirement for their submission as part of a condition discharge application. Further, condition 5 has been amended at the request of the applicant, to allow demolition work to commence whilst the details of street management and maintenance are submitted for agreement.

Suggested 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 be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
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Landscape Planting Plan (Sheet 1 of 2)	P.1718.22.03	19 April 2023
Landscape Planting Plan (Sheet 2 of 2)	P.1718.22.03	19 April 2023
Location Plan & Existing Site Layout	22/035/L01	24 August 2022
Proposed Site Plan	22/035/P01 Rev A	14 September 2022
Proposed House Type (4H2346) - Plots 1 and 8	22/035/P02	13 April 2023
Proposed House Type (4H1834) - Plot 2 (As), 7 (Ha)	22/035/P03	24 August 2022
Proposed House Type (4H2076) - Plot 3	22/035/P05	24 August 2022
Proposed House Type (4H1827) - Plots 4, 9	22/035/P04	24 August 2022
Proposed House Type (4H2125) - Plot 5	22/035/P06	24 August 2022
Proposed Single Garage - Floor Plans & Elevations	22/035/P08	24 August 2022
Proposed Detached Garage - Floor Plan & Elevations	22/035/P07	24 August 2022
Visibility Splay - 152m	7480-ADS-XX-00-DR-C-900 Rev P2	9 February 2023
Visibility Splay	7480-ADS-XX-00-DR-C-901 Rev P2	9 February 2023
Section 278 - New Site Footpath	7480-ADS-XX-00-DR-C-101 Rev P3	9 February 2023
Section 278 - New Site Entrance Standard Details	7480-ADS-XX-00-DR-C-102 Rev P2	9 February 2023
Swept Paths - Refuse Vehicle	380-23-1	10 March 2023
Proposed House Type (4H2346) - Plot 6	22/035/P09	13 April 2023
External Works - Boundary Treatments & Wheel Wash Location	22/035/P11	19 April 2023

Reason: For the avoidance of doubt and in the interests of proper planning

3. The private car parking and manoeuvring areas shall be marked out in accordance with the approved plans before occupation of the associated dwellings and permanently maintained thereafter.

Reason: To allow for the effective use of the parking areas.

4. The car parking area and manoeuvring area the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least sub base before any development takes place within the site.

Reason: To ensure that provision is made for the storage of materials and contracting staff.

5. No development shall be commenced, other than demolition and preparatory site works, until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established].

Reason: To ensure that provision is made for the future management and maintenance of the proposed streets.

6. The Chorley Council document "Code of Practice for Construction and Demolition" shall be adhered to throughout the construction period.

Reason: To protect the amenities of the nearby residents.

7. The wheel wash facility identified on approved drawing ref. 22/035/P11 shall be provided, in accordance with the approved details, before the use of the site hereby permitted is first commenced and thereafter retained at all times during operation of the site.

Reason: To prevent the tracking of mud and/or the deposit of loose material upon the highway, in the interests of public safety.

8. All windows in the first floor south facing elevations of Plots 1 and 8 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.

Reason: In the interests of the privacy of occupiers of neighbouring property.

9. Prior to the first occupation of any of the approved dwellings hereby permitted, all fences and walls shown to bound its plot shall have been erected in conformity with the approved details of plan ref. 22/035/P11 and hard landscaping installed as shown on the Hardstanding Materials Specification.

Reason: In the interests of the visual amenities and character of the area and to provide reasonable standards of privacy to residents.
