

Development Control Committee

Tuesday, 14 December 2010

Present: Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair), Councillors Alistair Bradley, Henry Counce, Alan Cullens, David Dickinson, Roy Lees, June Molyneaux, Simon Moulton and Mick Muncaster

Officers: Jennifer Moore (Head of Planning), Chris Moister (Head of Governance), Paul Whittingham (Development Control Team Leader), Liz Beard (Principal Planning Officer) and Cathryn Barrett (Democratic and Member Services Officer)

Also in attendance: Councillors Judith Boothman, Marion Lowe and Peter Wilson

10.DC.218 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Christopher France and Councillor Ralph Snape.

10.DC.219 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 16 November 2010 be confirmed as a correct record and signed by the Chair.

10.DC.220 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 Member declared a prejudicial interest in relation to the planning applications listed below:

10/00770/FUL – Councillor Alan Cullens

10.DC.221 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted reports on thirteen 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) **10/00131/FULMAJ - Land 400m East of 41 Wigan Lane, Coppull, Lancashire**

(The Committee received representations from an objector to the proposals)

(The Committee received representations from a neighbouring Ward Councillor objecting to the proposals)

Application No: 10/00131/FULMAJ
Proposal: Retrospective application for continued use of land for recreational paintball games, retention of ancillary structures and car parking (resubmission of withdrawn application 09/00525/FUL)

Location: Land 400m East of 41 Wigan Lane, Coppull, Lancashire
Decision:

It was proposed by Councillor June Molyneaux, seconded by Councillor Roy Lees and subsequently unanimously **RESOLVED – To refuse full retrospective planning permission for the following reason:**

1. **The proposed development would be located within the Green Belt. The development site is also set within an accessible area with several public footpaths with views into the site. The development on site incorporates buildings within the definition of the Town & County Planning Act 1990 used in association with the use applied for and these buildings represent inappropriate development within the Green Belt (para 3.4 PPG2) and do not represent essential facilities as defined within para 3.5 of PPG2. The proposal is not therefore considered to be in accordance with Planning Policy Guidance note 2 and reiterated by Chorley Borough Local Plan Review Policy DC1 in terms of material change in the use of the land due to the facilities associated with the use. It is not considered that the applicant has put forward a case for very special circumstances that outweighs the total harm to the Green Belt to justify permitting the proposal. It is also considered contrary to PPG17 in that the facilities associated with the development are above what are considered essential.**

(b) **10/00770/FUL - Land Bounded by Park Road and 1 Acresfield, Adlington, Lancashire**

Councillor Alan Cullens declared a prejudicial interest and left the meeting for the duration of this item.

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

(The Committee received representations from a Ward Councillor objecting to the proposals)

Application No: 10/00770/FUL
Proposal: Erection of five 3-bedroom houses and four 2-bedroom apartments and associated works
Location: Land bounded by Park Road and 1 Acresfield, Adlington, Lancashire
Decision:

It was proposed by Councillor June Molyneaux, seconded by Councillor Roy Lees to refuse planning permission on the grounds that the need for affordable housing did not outweigh the loss of play area.

An amendment to the motion was proposed to approve planning permission by Councillor David Dickinson, seconded by Councillor Geoffrey Russell and upon being put to the vote the motion was lost (4:5).

The original motion was put to the vote and was won (5:4) and so subsequently **RESOLVED – To refuse planning permission for the following reason:**

1. **The proposal would involve the development of an area of recreational open space designated by the Adopted Chorley Local Plan Review under Policy No LT14. The retention of the site is required to satisfy a current recreational need for local residents and any enhanced facility would not be in a convenient location to serve local residents; requiring local children to walk unaccompanied along a main road. The proposal therefore fails to meet the tests of Local Plan Policy TR14 and the benefit to the local community from the provision of five additional affordable houses would not outweigh the loss of open space that would occur.**

- (c) **10/00414/OUTMAJ - Land South of Cuerden Farm and Woodcocks Farm and Land North of Caton Drive, Wigan Road, Clayton-le-Woods**

(The Committee received representations from an objector to the proposals)

(The Committee received representations from the Ward Councillor objecting to the proposals)

Applicant No: 10/00414/OUTMAJ
Proposals: Outline application for residential development of up to 300 dwellings (comprising 2, 2.5, and 3 storey's) with details of access and highway works and indicative proposals for open space, landscape and associated works
Location: Land South of Cuerden Farm and Woodcocks Farm and Land North of Caton Drive, Wigan Road, Clayton-le-Woods
Decision:

It was proposed by Councillor Mick Muncaster, seconded by Councillor Alistair Bradley and subsequently unanimously **RESOLVED – that Members of the Committee were minded to refuse the outline planning application for the following reason:**

- (1) **The application site is within safeguarded land (site DC3.8), where development other than that permissible in the countryside under saved Policy DC1 of the Chorley Local Plan Review and PPS2 will not be permitted. A five year land supply is available and it has not been demonstrated that this development is needed at this time. The proposal has been designed in isolation and is piecemeal development therefore not contributing to the principle of sustainable development. A such the proposal is contrary to saved Policy DC3 of the Chorley Local Plan Review, The Planning System: General Principles (paras 17-19), Planning Policy Guidance Note 2 and Planning Policy Statement 3.**

- (d) **10/00456/OUTMAJ - Euxton Mill, Dawbers Lane, Euxton**

(The Committee received representation in support of the proposals from the applicants agent)

Application No: 10/00456/OUTMAJ
Proposal: Demolition of the redundant Mill building and construction of 55 apartments and communal facilities together with the erection of 6 2-storey cottages and associated surface car parking (retirement living)
Location: Euxton Mill, Dawbers Lane, Euxton
Decision:

It was proposed by Councillor Geoffrey Russell, seconded by Councillor David Dickinson and subsequently by a majority decision (9:0) **RESOLVED – To grant outline planning permission subject to a Section 106 Agreement and the following conditions:**

1. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) 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.
2. 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.
3. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). 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 the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
4. 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 and EM2 of the Adopted Chorley Borough Local Plan Review.
5. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.
Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.
6. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water

drainage/disposal have been completed in accordance with the approved details.

Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

7. 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.
8. 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.
9. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.
10. Prior to the commencement of development a detailed method statement for the removal or long term management/eradication of Japanese Knotweed (*Fallopia japonica*) and Himalayan Balsam (*Impatiens glandulifera*) on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese Knotweed and Himalayan Balsam during any operations such as soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reason: To ensure the development does not contribute to the spread of Japanese Knotweed and Himalayan Balsam.

11. There shall be no site clearance, site preparation or development work to take place until a habitat enhancement and management plan for that part of the Yarrow Valley Biological Heritage Site, as indicated in blue on the ownership/location plan submitted with the application (within the ownership of the applicant). This shall include an indication of areas to be made accessible for public access, and shall be submitted to and agreed in writing by the local planning authority in consultation with specialist advisors. Once agreed then this shall be implemented in full and maintained throughout the lifetime of the development.

Reason: In the interests of the amenity of the area and to ensure accessibility within the area in accordance with saved Policy EP2 of the Adopted Chorley Borough Local Plan Review.

12. The measures for the Biological Heritage Site as outlined in Sections 5.1 and 5.2 of the ERAP Ltd Ecological Survey and Assessment August 2010 shall be implemented in full.

Reason: To ensure the appropriate safeguards for the Biological Heritage Site in accordance with saved Policy EP2 of the Adopted Chorley Borough Local Plan Review.

13. The precautionary measures as outlined in Section 5.4 ERAP Ltd Ecological Survey and Assessment August 2010 shall be implemented in full.

Reason: To ensure the appropriate safeguards for the Biological Heritage Site in accordance with saved Policy EP2 of the Adopted Chorley Borough Local Plan Review.

14. Prior to the commencement of development full details of proposed swallow nesting opportunities shall be submitted and approved in writing by the local planning authority in consultation with specialist advisors. Once the details have been approved then the details shall be implemented in full.

Reason: To ensure that nesting opportunities and habitats are provided which will be lost with the demolition of this building and to comply with saved Policy GN5 part (e) of the Chorley Local Plan Review.

15. Prior to the commencement of development full details of the proposed lighting scheme demonstrating that adjacent habitats will not be artificially illuminated shall be submitted to and agreed in writing by the local planning authority. The scheme shall be maintained as approved throughout the lifetime of the permission.

Reason: To ensure that the adjacent habitats are not artificially illuminated and to comply with saved Policy EP21A of the Chorley Local Plan Review.

16. Prior to commencement of development full details of the bin storage/recycling area shall be submitted to and approved in writing by the local planning authority. The proposal shall be implemented and maintained throughout the lifetime of the permission.

Reason: In the interests of residential amenity and to comply with saved Policy HS4 part (f) of the Chorley Local Plan Review.

17. No development shall be commenced on site until:
- (a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
 - (b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to and approved in writing by the local planning authority prior to that investigation being carried out on the site.
 - (c) The site investigation and associated risk assessment has been undertaken in accordance with details approved in writing by the local planning authority.
 - (d) A Method Statement and remediation strategy, based on the information obtained from (c) above has been submitted to and approved in writing by the local planning authority. The development shall then proceed in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the local planning authority: unless otherwise agreed in writing by the local planning authority. If during development, contamination not previously identified, is found to be present on site at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained approval in writing from the local planning authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall be detailed in the report.

Reason: a) To identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors.(b) To enable:

- *A risk assessment to be undertaken.*
- *Refinement of the conceptual model, and*
- *The redevelopment of a Method Statement and Remediation Strategy.*

c) & d) To ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site and to comply with PPS23 Planning and Pollution Control.

18. 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 cottages hereby permitted, or any garage, shed or other outbuilding erected.

Reason: To ensure control over any future development, and in particular between the rear of the development and the River Douglas. The River Yarrow is designated as a 'Main River' and is subject to Byelaw Control. In particular, no works may take place within 8 metres from the bank top of the watercourse without the prior written consent of the Environment Agency, and to comply with PPS25: Development and Flood Risk.

19. The permission hereby granted shall enure for the benefit of persons over the age of 55 years and over only.
Reason: The permission was granted having regard to the special circumstances advanced in support of this application, in accordance with Policy
20. No development shall take place until a programme of archaeological work has been implemented in accordance with a scheme of investigation, which has previously been submitted to and approved in writing by the Local Planning Authority. Once agreed an archaeological record comprising plans, drawings and photographs, shall be made of the buildings and an archaeological watching brief should be undertaken during groundworks which might encounter the remains of a gasometer.
Reason: The site is situated within an area of known archaeological interest and, as such, the site should be appropriately recorded in accordance with Policy HE12 of PPS5.
21. Before the use of the site hereby permitted is first commenced, full details of facilities to be provided for the cleaning of the wheels of vehicles leaving the site shall be submitted to and approved in writing by the Local Planning Authority. The wheel wash facility 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 the 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 and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.
22. Each dwelling hereby permitted shall be constructed to achieve the relevant Code for Sustainable Homes Level required by Policy SR1 of the Sustainable Resources DPD (Level 3 for all dwellings commenced from 1 January 2010, Level 4 for all dwellings commenced from 1 January 2013 and Level 6 for all dwellings commenced from 1 January 2016) and achieve 2 credits within Issue Ene7: Low or Zero Carbon Technologies.
Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change-Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.
23. An application for approval of the reserved matters (namely the landscaping of the site) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

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.

24. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
HM Land Registry 11/2003	2 December 2010	Location Plan
K456/02	2 December 2010	Proposed Floor Plans
K456/03	2 December 2010	Proposed Elevation
K456/01	13 October 2010	Proposed Site Plan

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

- (e) 10/00745/FULMAJ - Group 4N Land 150m West of Sibbering's Farm, Dawson Lane, Whittle-le-Woods, Lancashire

Application No: 10/00745/FULMAJ
 Proposal: Planning application for 87 detached dwellings together with associated works (replan of part of site approved by Planning Permission ref. 09/00739/FULMAJ)
 Location: Group 4N land, 150m West of Sibbering's Farm, Dawson Lane, Whittle-le-Woods, Lancashire
 Decision:

It was proposed by Councillor Roy Lees, seconded by Councillor David Dickinson and subsequently **RESOLVED – To grant full planning permission subject to a Section 106 agreement and the following conditions:**

1. The approved plans are:

Plan Ref.	Received On:	Title:
BVG4N-PLAN01 Rev M	22 November 2010	Detail Site Layout
1172-G4N-WLW-MP01 Rev C	23 August 2010	Site Location Plan
BVED-01 Rev E	22 November 2010	Materials Plan
CEH171 Rev B	23 August 2010	Various Detail
CEH171 Rev A	23 August 2010	The Balmoral (C Series) Brick Elevations
C4H171 Rev B	23 August 2010	The Balmoral (C Series) Floor Plans
C5H206	23 August 2010	The Balmoral (C Series) Render Elevations
C5H206	23 August 2010	The Blenheim (C Series) Brick Elevations
C5H206	23 August 2010	The Blenheim (C Series) Floor Plans
C5H206	23 August 2010	The Blenheim (C Series) Render Elevations
C6H185 Rev C	23 August 2010	The Blenheim (C Series) Floor Plans
		The Blenheim (C Series) Render Elevations

C6H185 Rev C	23 August 2010	The Hampstead (C Series Brick) Elevations
C4H197 Rev A	23 August 2010	The Richmond (C Series Render) Elevations
C4H197	23 August 2010	The Richmond (C Series) Floor Plans
C4H197 Rev A	23 August 2010	The Richmond (C Series Brick) Elevations
C5H275	23 August 2010	The Highgrove (C Series Brick) Elevations and Floor Plans
C4H160 Rev A	23 August 2010	The Westminster (C Series Brick) Elevations
C4H160 Rev A	23 August 2010	The Westminster (C Series) Floor Plans
C4H160 Rev A	23 August 2010	The Westminster (C Series Render) Elevations
C5H226	23 August 2010	The Sandringham (C Series Brick) Floor Plans
C5H226	23 August 2010	The Sandringham (C Series Brick) Elevations
C5H205	23 August 2010	The Cheltenham (C Series) Floor Plans
C5H205 Rev B	23 August 2010	The Cheltenham (C Series Render) Elevations
C5H205 Rev B	23 August 2010	The Cheltenham (C Series Brick) Elevations
C5H261	23 August 2010	The Buckingham (C Series Brick) Elevations
C-SD0905	23 August 2010	1350mm Close Boarded/ 450mm Trellis Fencing
1172-G4N-WLW-SS01	23 August 2010	Streetscenes
1172-GPD-001	23 August 2010	Garage Planning Drawings Plans & Elevations
4240-DDG1 001	29 October 2010	Double Double Garage
C5H261	29 October 2010	The Buckingham (C Series Brick) Floor Plans
C5H261	29 October 2010	The Buckingham (C Series Brick) Elevations
BV-G4N/ENG036	29 October 2010	Vehicle Swept Paths

BV-G4N/ENG30 Rev A	22 November 2010	Proposed Road Surfaces
1172-G4N-WLW-SS01	22 November 2010	Site Sections - Old Worden Avenue
3804.03 Rev A	22 November 2010	Landscape & Habitat Creation Plan Sheet 1 of 4
3804.04 Rev A	22 November 2010	Landscape & Habitat Creation Plan Sheet 2 of 4
3804.05 Rev A	22 November 2010	Landscape & Habitat Creation Plan Sheet 3 of 4
3804.06 Rev A	22 November 2010	Landscape & Habitat Creation Plan Sheet 4 of 4

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

2. 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.

3. 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.

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 10 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. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the

Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.

- 6. The external facing materials detailed on the approved plans shall be used and no others substituted. (For clarification the Ibstock Western Red Multi Stock referred to on the approved plans is actually Weston Red Multi Stock)**

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.

- 7. The hard ground-surfacing materials detailed on the approved plans shall be used and no others substituted.**

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.

- 8. 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 and EM2 of the Adopted Chorley Borough Local Plan Review.

- 9. The garages hereby permitted, for plots 10, 11, 14, 16-23 inclusive, 40-42 inclusive, 44, 47, 48, 50, 51, 52, 54, 58, 59, 65, 66, 68, 69, 71-73 inclusive, 75, 77, 79, 80, 82, 85, 86, 88, 91- 97 inclusive, 98-100 inclusive, 102-106 inclusive and 108-112 inclusive 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: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking

- 10. The development hereby permitted shall be carried out in accordance with the approved habitat creation and management plan and the proposed landscaping should comprise only native plant communities appropriate to the area and should enhance habitat connectivity, in accordance with guidance given in Lancashire County Council's Supplementary Planning Guidance on Landscape and Heritage (Appendix 10).**

Reason: To ensure that the retained and re-established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed.

- 11. The development hereby permitted shall be carried out in accordance with the Residential Travel Plan (dated July 2010 undertaken by Singleton Clamp & Partners). The measures in the agreed Travel Plan shall be complied with.**

Reason: To reduce the number of car borne trips and to encourage all modes of sustainable travel and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review

12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

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 Government advice contained in PPS23: Planning and Pollution Control
13. The management and maintenance responsibilities of the development hereby permitted shall be carried out in accordance the submitted 'Management and Maintenance Arrangements for Open Space' dated April 2010

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.
14. The development hereby approved shall be carried out in accordance with the approved surface water regulation system.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS25: Development and Flood Risk
15. The development hereby approved shall be completed in accordance with the submitted Energy Efficiency Strategy received 17 April 2009 (planning reference 07/00953/OUTMAJ).

Reason: To ensure the proper planning of the area. In accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2 Part 1, Class E), or any Order revoking or re-enacting the Order, no garage, shed or other outbuilding shall be erected (other than those expressly authorised by this permission) on plots 12-22, 40-44, 53-58 and 64-67 inclusive.

Reason: To protect the appearance of the locality, to ensure continued protection of the trees on site and in accordance with Policy Nos. HS4 and EP9 of the Adopted Chorley Borough Local Plan Review.
17. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

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 Government advice contained in PPS23: Planning and Pollution Control.

(f) 10/00746/FUL - Royal Scot Station Road, Coppull, Chorley, PR7 4PZ

Application No: 10/00746/FUL
Proposal: Proposed demolition of existing derelict public house and erection of 8 dwelling houses and associated car parking
Location: Royal Scot, Station Road, Coppull, Chorley, PR7 4PZ
Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Henry Caunce and subsequently unanimously **RESOLVED – To grant full planning permission subject to a Section 106 agreement and the following conditions:**

1. **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.
2. **As a result of the approved scheme, surface water shall not discharge to 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 to the soakaway/watercourse/surface water sewer.**
Reason: In accordance with the requirements of PPS25 and to prevent foul flooding and pollution of the environment.
3. **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 in accordance with current best practice including British Standard 10175:2001 ‘Investigation of potentially contaminated site - Code of Practice’. The objectives of the investigation shall be, but not limited to, identifying the 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 the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works a validation report**

containing any validation sampling results shall be submitted to the Local Authority.

Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.

Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.

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, in accordance with PPS23 given the size and sensitive end-use of the proposed development, and the potential for ground contamination to exist as a result of past processes and activities adjacent to the above site.

4. Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing associated with each property shall be 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 property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent flooding, in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

5. 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 plan(s)) 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.

6. Before the dwellings hereby permitted are first occupied, the driveways as shown on the approved plans shall be provided for the use of the properties.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with North West Plan Partial Review (NWPPR) to Policy RT2 of the Regional Spatial Strategy and Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

7. No development shall take place until a comprehensive 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 Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

8. The development hereby permitted shall only be carried out in conformity with the proposed finished floor levels shown on the approved plan(s).

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.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), (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 on plots 1-8, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the residential amenity between approved house types and given the limited space available for further development in relation to each plot. In accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

10. 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.

11. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) 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 & HS4 of the Adopted Chorley Borough Local Plan Review.

12. The approved plans are:

Stamp-dated on:	DWG No:	Rev:
23 August 2010	RS/1	
23 August 2010	10/052/P03	
23 August 2010	10/052/P02	
23 August 2010	10/052/P04	
23 August 2010	10/052/P05	
04 October 2010	10/052/L01	
04 October 2010	10/052/P01	A

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

13. No development shall take place until a written programme of archaeological work has been submitted and approved in writing

(notwithstanding any previously submitted information) to the Local Planning Authority.

Reason: To ensure and safeguard the recording of any archaeological deposits in accordance with PPS5.

14. Prior to the demolition of the public house, the roof slates shall be carefully removed and workers will be observant for the possible presence of individual bats. If the presence of bats is suspected at any time during demolition/construction, then work will cease immediately and a licensed bat surveyor/Natural England will be contacted for further advice.

Reason: The findings from the bat survey (dated 28th July 2010) recommended that a precautionary approach should be adopted and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.

15. All tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall be avoided between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

Reasons: Habitats on site, including existing buildings, have the potential to support nesting birds. Therefore, it needs to be ensured that detrimental impacts on breeding birds are avoided. In accordance with the Wildlife and Countryside Act 1981 (as amended).

16. Before the development hereby permitted is first commenced, a scheme of landscaping (demonstrating enhancement of biodiversity) shall be submitted and approved in writing by the Local Planning Authority (In consultation with specialist advisors). The approved management plan shall then be implemented in accordance with the approved plan.

Reason: To ensure the development is located and designed to avoid ecological impacts and maintain and enhance biodiversity. In accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.

17. The development hereby permitted shall only be carried out in accordance with the recommendations detailed in the submitted and approved Environmental Assessment Report carried out by AB Acoustics (Dated 15 November 2010).

Reason: To protect the amenity of the relevant house types in relation to noise and disturbance from the nearby train line and in accordance with Policy EP20 of the Adopted Chorley Borough Local Plan Review.

18. The proposed parking spaces as indicated on the approved plan (DWG Ref No: 10/052/P01 Rev A) 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: To ensure adequate off street parking provision is maintained and thereby avoid hazards caused by on-street parking and to ensure a high quality visual environment is maintained and in accordance with North West Plan Partial Review (NWPPR) to Policy RT2 of the Regional Spatial Strategy and Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

19. Each dwelling hereby permitted shall be constructed to achieve the relevant Code for Sustainable Homes Level required by Policy SR1 of

the Sustainable Resources DPD (Level 3 for all dwellings commenced from 1 January 2010, Level 4 for all dwellings commenced from 1 January 2013 and Level 6 for all dwellings commenced from 1 January 2016) and achieve 2 credits within Issue Ene7: Low or Zero Carbon Technologies.

Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

20. No phase or sub-phase of the development shall begin until details of a 'Design Stage' assessment and related certification have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved assessment and certification unless the Local Planning Authority otherwise approve in writing.

Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

21. No dwelling shall be occupied until a Code for Sustainable Homes 'Post Construction Stage' assessment has been carried out and a Final Code Certificate has been issued certifying that the required Code Level and 2 credits under Issue Ene7 have been achieved and the Certificate has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

- (g) 10/00833/FULMAJ - Land to the North of Northenden Road with Access off Moss Bank, Coppull

Application No: 10/00833/FULMAJ
Proposal: Erection of 25 2-storey dwellings and associated infrastructure (including 20% affordable dwellings)
Location: Land to the North of Northenden Road with access off Moss Bank, Coppull
Decision:

It was proposed by Councillor Simon Moulton, seconded by Councillor David Dickinson and subsequently unanimously **RESOLVED – To grant full planning approval subject to a Section 106 agreement and 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 approved plans are:
- | Plan Ref. | Stamp Dated: | Title: |
|------------------|-------------------|-------------------------------------|
| F157.PL02 Rev E | 29 November 2010 | Proposed Sketch Masterplan |
| F157.PL.03 Rev B | 16 September 2010 | Proposed House Types (Sheet 1 of 2) |
| F157.PL.04 Rev A | 16 September 2010 | Proposed House Types (Sheet 2 of 2) |
- 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 plan(s)) 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 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.*
5. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.
- Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.*
6. The development hereby permitted shall only be carried out in conformity with the proposed finished floor levels shown on approved drawing no. F157.PL02 Rev E.
- 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.*

7. 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. It shall also provide details of the enhancement and management of the Biological Heritage Site, hedgerows, and replacement nesting bird habitat.

Reason: In the interests of the amenity of the area and in accordance with Policy No.EP4 of the Adopted Chorley Borough Local Plan Review and PPS9.
8. 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.
9. Each dwelling hereby permitted shall be constructed to achieve the relevant Code for Sustainable Homes Level required by Policy SR1 of the Sustainable Resources DPD (Level 3 for all dwellings commenced from 1 January 2010, Level 4 for all dwellings commenced from 1 January 2013 and Level 6 for all dwellings commenced from 1 January 2016) and achieve 2 credits within Issue Ene7: Low or Zero Carbon Technologies.

Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.
10. No phase or sub-phase of the development shall begin until details of a 'Design Stage' assessment and related certification have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved assessment and certification unless the Local Planning Authority otherwise approve in writing.

Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

- 11. No dwelling shall be occupied until a Code for Sustainable Homes 'Post Construction Stage' assessment has been carried out and a Final Code Certificate has been issued certifying that the required Code Level and 2 credits under Issue Ene7 have been achieved and the Certificate has been submitted to and approved in writing by the Local Planning Authority.**
Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.
- 12. No development shall commence until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.**
Reason: Surface water run off from this site should be restricted to existing rates in order that the development does not contribute to an increased risk of flooding and in accordance with PPS25.
- 13. Before each dwelling hereby permitted is first occupied, its driveway shall be surfaced or paved, drained and marked out all in accordance with the approved details.**
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.
- 14. The integral/attached garages shall be kept freely available for the parking of cars and shall not be converted to living accommodation without the express grant of planning permission unless off-road parking for at least two cars will be maintained, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.**
Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.
- 15. Himalayan balsam is present within the woodland in the northwest corner of the site. Due to recent changes in legislation, under the Wildlife and Countryside Act 1981 (as amended) it is now an offence to cause the spread of this species. Therefore a programme of control/eradication of this species shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The programme shall accord with Environment Agency Guidelines.**
Reason: To ensure the eradication of Japanese Knotweed in accordance with the Wildlife and Countryside Act 1981 (as amended)and PPS9.
- 16. Prior to the commencement of the development full details of the Management Company and arrangements for the future management and maintenance of the site, including the Environmental Areas and private parking areas, shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by**

the approved Management Company in accordance with the approved arrangements.

Reason: To ensure the satisfactory management of the private driveways and Environmental Areas at the site and in accordance with Policies GN5 and TR4 of the Adopted Chorley Borough Local Plan Review.

17. 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.

18. Due to past processes and activities upon and adjacent to the above site, including a former sewage works, there is a potential for ground contamination. Therefore, 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 in accordance with current best practice including British Standard 10175:2001 'Investigation of potentially contaminated site - Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the 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 the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority.

Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals. Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.

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 PPS23.

19. The approved Great Crest Newt Method Statement carried out by TEP (Document Ref: 2358.002 Version B November 2010) for the protection of great crested newts shall be implemented in full.

Reason: Due to the presence of potential newt foraging and refuge habitats within the application area and in accordance with PPS9.

20. Prior to the commencement of works on site, a Construction Environment Management Plan shall be submitted to the Local Planning Authority for approval in consultation with specialist advisors. The Plan shall include details of measures that will be implemented for the protection of retained habitats (e.g. woodland, trees, hedgerows) and protected and priority species during construction. The approved plan will be implemented in full.
Reason: Due to the presence of protected and priority species and in accordance with PPS9.
21. Prior to commencement of works on site, details of the proposed lighting scheme for the site shall be submitted to the Local Planning Authority and approved in writing. The scheme shall demonstrate that the adjacent habitat (woodland and woodland edge) will not be subject to additional artificial illumination (above current ambient light levels). The lighting at the site shall only be implemented in accordance with the approved scheme.
Reason: Inappropriate site lighting has the potential for adverse impacts on bats and in accordance with PPS9.
22. Within one month of the commencement of development, a precautionary re-survey of the application area for the presence of badgers and badger setts shall be undertaken. The results of the surveys will be submitted to and approved in writing by the Local Planning Authority. If badgers are found to be present at that time, and would be affected by the development then, prior to the commencement of works on site, a mitigation scheme detailing measures for the protection of badgers will also be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved mitigation scheme.
Reason: Habitats on site are suitable to support badgers the ecological assessment submitted with the application has recommended that precautionary repeat surveys for badgers should be carried out approximately one month prior to the commencement of works on site and in accordance with PPS9.
23. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) 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 No. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
24. Prior to or within 1 week of commencement a scheme and programme for the development of the site shall be submitted to and approved by the Local Planning Authority. The scheme and programme shall cover:
- a. Site compound and contractor parking and management of contractors parking to ensure parking does not overspill onto surrounding roads.
 - b. Construction operating hours including deliveries and site construction staff.
- The approved scheme and programme shall be implemented in accordance with the approved details.

Reason: To ensure the access used for construction traffic is appropriate in highway safety terms and to ensure that noise and disturbance resulting from hours of operation and delivery does not adversely impact on the amenity of existing residents.

- (h) **10/00866/REMMAJ - Pontins Ltd Sagar House, Langton Brow, Eccleston, Chorley**

(The Committee received representations from the applicant in support of the application)

Application No: 10/00866/REMMAJ
Proposal: Reserved matters application for the erection of 70 dwellings (1.5 storey, 2 storey and 2.5 storey) with associated roads and open spaces
Location: Pontins Ltd, Sagar House, Langton Brow, Eccleston, Chorley
Decision:

It was proposed by Councillor Alistair Bradley, seconded by Councillor Henry Counce and subsequently unanimously **RESOLVED – To grant full planning permission subject to the following conditions:**

1. **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.
2. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending or revoking and re-enacting that Order, no other windows than shown on the approved plans shall be implemented on Plots 3, 40, 41, 42, 43, 44, 45, 67, 68 69, 70 unless otherwise agreed in writing by the Local Planning Authority.**
Reason: To protect the amenity of the existing residents and in accordance with saved Policy HS4 of the Adopted Chorley Local Plan Review.
3. **Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). 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 the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
4. **Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved**

details. Fences and walls 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 Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

5. Prior to the commencement of development all details for the boundary treatment that bounds the properties between those on 7-11 (odds) Shelly Drive and the proposed development and the boundary of the rear of those properties on Langton Brow (southern edge) shall be submitted to and agreed in writing by the Local Planning Authority. This shall be maintained throughout the lifetime of the permission.

Reason:- To protect the amenities of the neighbouring properties and in accordance with saved policies GN5 and HS4 of the Adopted Chorley Local Plan Review.

6. No phase of the development shall begin until details of a 'Design Stage' assessment and related certification have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved assessment and certification unless the Local Planning Authority otherwise approve in writing. No dwelling shall be occupied until a Code for Sustainable Homes 'Post Construction Stage' assessment has been carried out and a Final Code Certificate has been issued certifying the required Code Level and 2 credits under Issue Ene7 have been achieved and the Certificate has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change-Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

7. 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.

8. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) 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.

9. 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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.
10. 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 and EM2 of the Adopted Chorley Borough Local Plan Review.
11. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.
Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.
12. No dwelling shall be occupied until works for the drainage/disposal of foul water from the development have been completed in accordance with the approved plans.
Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review..
13. The details as outlined in the 'The Former Sagar House Site, Langton Brow, Eccleston: Outline/Summary Mitigation Method Statement-ultimately to support an application for a licence under Regulation 44(2)(e) in respect of Great Crested Newts Triturus cristanus' (ERAP Ltd October 2010) shall be implemented and any changes required by Natural England at the European Protected Species licensing stage, shall be implemented accordingly.
Reason: To ensure the continued protection and enhancement of Great Crested Newts in accordance with PPS9 and saved Policy EP4 of the Adopted Chorley Borough Local Plan Review.
14. 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 dwelling(s) 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.
15. The approved plans are:
- | Plan Ref. | Received On: | Title: |
|-----------|--------------|--------|
|-----------|--------------|--------|

406/0S01	28 September 2010	Existing Ordnance Survey Plan (Site edged in red)
SDL 1763/1	28 September 2010	Existing Topographical Survey
406/ED01 Rev B	28 September 2010	Engineering Layout
C-715 01	28 September 2010	Landscape Proposals Sheet 1 of 2
C-715 02	28 September 2010	Landscape Proposals Sheet 2 of 2
406/PL01 Rev C	15 November 2010	Planning Layout
406/PL02 Rev A	15 November 2010	Materials Layout
406/PL03 Rev A	15 November 2010	Storey Heights Layout
406/PL04 Rev A	15 November 2010	Boundary Treatments Layout
406/PL05 Rev A	15 November 2010	Refuse Strategy Layout
406/PL06	15 November 2010	Boundary Treatments Layout (Colour)
406/T/Saw/01	28 September 2010	House Type Dwg-Severn/Washington
406/T/Was/01	28 September 2010	House Type Dwg-Washington
406/T/Pal/01	28 September 2010	House Type Dwg-Palmerston (End Terraced)
406/T/Pal/02	28 September 2010	House Type Dwg-Palmerston (Semi/Terraced)
406/T/M1/01	28 September 2010	House Type Dwg-M1 Bungalow
406/T/M2/01	28 September 2010	House Type Dwg-M2 Bungalow
406/T/Rip/02	28 September 2010	House Type Dwg-Ripley
406/T/Asc/01	28 September 2010	House Type Dwg-Ascot
406/T/Will/01	28 September 2010	House Type Dwg-Willerby
406/T/Bra/01	28 September 2010	House Type Dwg-Braemar
2010/YOR/A/01	15 November 2010	York House Type
2010/FAR/A/01	15 November 2010	Farringdon House Type
2010/HAR/A/01	15 November 2010	Harborough House Type
2010/WAR/A/01	15 November 2010	Warwick House Type
2010/STR/A/01	15 November 2010	Stratford House Type (1of2)
2010/STR/A/02	15 November 2010	Stratford House Type (2of2)
406/SS01	28 September 2010	Proposed Street Scenes
406/SS02	28 September 2010	Proposed Site Sections
406/G01	28 September 2010	Single Garage Details
406/G02	28 September 2010	Twin Garage Details
406/G03	28 September 2010	Double Garage Details
406/G04	28 September 2010	Triple Garage Details
406/WF01	28 September 2010	Wall and Fence Details.

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

16. Prior to the commencement of 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 commencement of

development. The residents consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: To ensure that the existing residents are kept fully aware of the progress of the development.

Agreed : The discharge of condition application for fencing on this site to be consulted on with residents and if there are objections then the discharge application should be referred to Chair and Vice Chair for a decision. If felt appropriate by the Chair and Vice Chair the discharge application may be referred to the Development Control Committee for a decision.

(i) 10/00888/OUTMAJ - Vertex Training and Conference Centre, Little Carr Lane, Chorley, PR7 3JT

Application No: 10/00888/OUTMAJ
Proposal: Application to vary conditions 11 and 12 (ground remediation), 19 (surface water attenuation) and 21 (archaeology) of outline planning permission ref: 08/01044/OUTMAJ to enable the site to be developed in phases.
Location: Vertex Training and Conference Centre, Little Carr Lane, Chorley, PR7 3JT
Decision:

It was recommended by Councillor Roy Lees, seconded by Councillor Simon Moulton and subsequently unanimously **RESOLVED – To grant planning permission, subject to a supplemental to the original Section 106 Agreement and the following conditions:**

- 1. Any application for approval of reserved matters must be made to the Council not later than four years from 23 December 2008. The development shall be begun within two years of the date of approval of the last of the reserved matters or within six years of 23 December 2008 which ever is the later**
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.
- 2. Before any phase of the development hereby permitted is first commenced, full details of all reserved matters relating to that phase (namely the siting, design, external appearance of the buildings, and the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.**
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. At the time of submission of the first set of details for development of the residential parcel, pursuant to Condition 2 above, a Statement of Overall Landscape Strategy for the residential parcel shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a landscaping/habitat creation and management plan and shall include details of structure planting on the site's peripheral areas and adjacent to the primary roads, footpaths and cycle ways within the site. The details shall also include the treatment of the boundaries of the site with the existing residential**

dwelling along Carr Lane/ Little Carr Lane to ensure the existing residential amenities are protected.

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. At the time of submission of the first set of details for development of the employment parcel, pursuant to Condition 2 above, a Statement of Overall Landscape Strategy for the employment parcel shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a landscaping/habitat creation and management plan and shall include details of structure planting on the site's peripheral areas and adjacent to the primary roads, footpaths and cycle ways within the site.

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.

5. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Ref.	Received On:	Title:
B3141 P000E	1 October 2008	Location Plan
B3141 P008E	17 November 2008	Proposed Indicative Colour
B3141 PO11D	21 November 2008	Proposed Indicative Colour
B3141 P010D	21 November 2008	Proposed Colour Parameter Plan
B3141 P001B	1 October 2008	Existing Site Plan
A0 071123/005	1 October 2008	Topographical Survey (5 of 5)
A0 071123/004	1 October 2008	Topographical Survey (4 of 5)
A0 071123/003	1 October 2008	Topographical Survey (3 of 5)
A0 071123/002	1 October 2008	Topographical Survey (2 of 5)
A0 071123/001	1 October 2008	Topographical Survey (1 of 5)
N71264-004A	1 October 2008	Proposed Access Road Stub
B3141 P014A	1 October 2008	Proposed Site Sections (A,B,C,D,E)
B3141 P015A	1 October 2008	Proposed Site Sections (F,G,H,J)
P3141 P009	17 November 2008	Proposed Public Realm Plan
B3141 P017A	21 November 2008	Proposed Phase 1 Infrastructure Plan
LK Consult Ltd	4 October 2010	Figure 1: Duxbury Park, Chorley – Proposed Development Zones Drawn August 2010

6. Within one year of or within the first planting and seeding season following the completion of the access junction (whichever is the sooner) the structure planting along the access road and boundary of the site with Myles Standish Way shall be completed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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.

7. Before any phase of the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected for that phase (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building/ dwelling for that phase shall be occupied or land used pursuant to this permission before all walls and fences have been

erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy Nos. GN5, HS4 and EM2 of the Adopted Chorley Borough Local Plan Review.

8. Samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) for each phase shall be submitted to and agreed in writing prior to the commencement of that phase of development. 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, HS4 and EM2 of the Adopted Chorley Borough Local Plan Review.

9. 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) for each phase shall be submitted to and agreed in writing prior to the commencement of that phase of development. The development shall only be carried out using the approved external facing materials. 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.

10. A scheme of landscaping for each phase shall be submitted and agreed in writing prior to the commencement of that phase of development. The scheme shall indicate the types and numbers of trees and shrubs to be planted, their distribution on the site, those areas to be seeded, paved or hard landscaped, detail any changes of ground level and shall be in accordance with the approved landscape strategy pursuant to conditions three and four. Landscaping and restoration schemes should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

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.

11. All planting, seeding or turfing comprising approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of any buildings within each phase of development and any trees or plants which within a period of five years from the completion of the development phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other 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.

12. Prior to the commencement of the development hereby permitted in the residential zone (as identified on LK Consult Limited Plan Figure 1 Drawn August 2010) the proposed remedial measures and further investigation works for that zone shall be carried out in accordance with the recommendations set out in the submitted Preliminary Risk Assessment (Phase 1 Desk Study) by Leyland Kirby Associates dated 9 June 2008, the Ground Investigation and Risk Assessment (Ref CL1301 and CL1302) dated 11 August 2008 and Investigation of Mine Shafts dated 25th July 2008.

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 Government advice contained in PPS23: Planning and Pollution Control.
13. Prior to the commencement of the development hereby permitted in the commercial zone (as identified on LK Consult Limited Plan Figure 1 Drawn August 2010) the proposed remedial measures and further investigation works for that zone shall be carried out in accordance with the recommendations set out in the submitted Preliminary Risk Assessment (Phase 1 Desk Study) by Leyland Kirby Associates dated 9th June 2008, the Ground Investigation and Risk Assessment (Ref CL1301 and CL1302) dated 11 August 2008 and Investigation of Mine Shafts dated 25 July 2008.

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 Government advice contained in PPS23: Planning and Pollution Control.
14. Upon completion of the remediation works for each phase (as identified by LK Consult Limited Figure 1 Drawn August 2010) a validation report for that phase containing any validation sampling results shall be submitted to and approved in writing by the Local Planning Authority.

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 Government advice contained in PPS23: Planning and Pollution Control
15. Prior to the commencement of the development hereby permitted a method statement, setting out proposals for the protection of the Biological Heritage Site during construction, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved methods.

Reasons: In the interests of the continued protection of the Biological Heritage Site. In accordance with Policy EP2 of the Adopted Chorley Borough Local Plan Review.
16. Giant hogweed (*Heracleum mantegazzianum*) is present within the application area. Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to cause the spread of Giant hogweed (*Heracleum mantegazzianum*). Following an inspection of the site in May 2009 confirmation, in writing to the Local Planning Authority, will be required that Giant hogweed has been eradicated. In the event that the species has not been eradicated a programme of control/eradication of this species shall be submitted to and approved in writing by the Local Planning Authority. The programme shall accord with Environment

Agency Guidelines. The development thereafter shall be carried out in accordance with the approved details.

Reason: *To ensure the eradication of Giant hogweed (*Heracleum mantegazzianum*) in accordance with the Wildlife and Countryside Act 1981 (as amended).*

17. Each application for approval of Reserved Matters shall be accompanied by full details of the predicted energy use of the development expressed in terms of carbon emissions. If no data specific to the application is available benchmark data will be acceptable. A schedule should include how energy efficiency is being addressed, for example, amongst other things through the use of passive solar design. It will be flexible enough to show the on-site measures to be installed and implemented so as to reduce carbon emissions by the figure set out in policy SR1 of the Sustainable Resources DPD at the time of commencement of each individual plot by means of low carbon sources. Details shall be submitted for on-site measures to be implemented including rainwater/brown water recycling, the implementation of sustainable urban drainage systems and the provision of storage space for recyclable waste materials and composting. No development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD.*

18. The applications for approval of Reserved Matters shall demonstrate and provide full details of how the design and layout of the buildings will withstand climate change. The scheme shall include details of the Code for Sustainable Homes Level, how the proposals minimise energy use and maximise energy efficiency. All dwellings commenced after 2010 will be required to meet Level 3, all dwellings commenced after 2013 will be required to meet Level 4 and all dwellings commenced after 2016 will be required to meet Level 6 of the Codes for Sustainable Homes. No development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD.*

19. Each application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels of the dwellings and the B1 units (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved level details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5, EM2 and HS4 of the Adopted Chorley Borough Local Plan Review.

20. The access link from Little Carr Lane shall cease to be used 3 months following the commencement of development and prior to the commencement of the residential development unless otherwise agreed in writing with the Local Planning Authority. Full details of the measures to be implemented to prevent vehicular access except in emergencies shall be submitted to and approved in writing by the Local Planning Authority. The details shall include details of proposed signage, details of the pedestrian/cycle route and samples of the proposed hard surfacing materials. The development thereafter shall be carried out in accordance with the approved scheme.

Reason: To ensure the acceptable development of the site and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

21. No development approved by this permission shall be commenced in residential zone (as identified on LK Consult Limited Plan Figure 1 Drawn August 2010) until a strategy to attenuate surface discharges from that zone of the development to existing 'greenfield 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 at the site and in accordance with Government advice contained in PPS25: Development and Flood Risk.

22. No development approved by this permission shall be commenced in the commercial zone (as identified on LK Consult Limited Plan Figure 1 Drawn August 2010) until a strategy to attenuate surface discharges from that zone of the development to existing 'greenfield 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 at the site and in accordance with Government advice contained in PPS25: Development and Flood Risk.

23. Each reserved matters application shall include full details of the trees to be felled on that phase of the development and shall include full details (including species, number, stature and location) of the replacement tree planting. The replacement tree planting shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the visual amenity of the area and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

24. No development shall take place in the residential zone (as identified on LK Consult Limited Plan Figure 1 Drawn August 2010) until a programme of archaeological work has been implemented for that zone in accordance with a scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority.

Reason: The site is situated within an area of known archaeological interest and, as such, the site should be appropriately excavated and

the remains recorded and in accordance with Policy Nos. HT11 and HT12 of the Adopted Chorley Borough Local Plan Review.

25. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

26. 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 and EM2 of the Adopted Chorley Borough Local Plan Review.

27. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

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 Government advice contained in PPS23: Planning and Pollution Control.

28. No dwelling/ B1 unit hereby permitted shall be occupied until the highway alterations to the site access with Myles Standish Way, to include access roads into the two employment areas located to the east and west of the access junction, as set out on plan reference B3141 P017A, dated 21st November 2008, or any other such works which have been submitted to and approved in writing by the Local Planning Authority, have been completed to the satisfaction of the Local Planning Authority.

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

29. No dwelling/ B1 unit 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 plans which have been submitted to and approved in writing by the Local Planning Authority.

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

30. The outline planning permission hereby approved relates to the erection of up to 200 residential units and up to 10,800 square metres of B1 floor space. The applications for reserved matters shall not exceed 200 residential units and 10,800 square metres of B1 floor space.

Reason: In the interests of the appropriate development of the site, to prevent intensification in the development of the site and in the interests of the visual amenities of the area. In accordance with Government advice contained in PPS3: Housing and Policy EM2 of the Adopted Chorley Borough Local Plan Review.

31. The employment units hereby approved shall be used for B1 uses and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To protect the amenities of local residents and in accordance with Policy Nos EM2 of the Adopted Chorley Borough Local Plan Review.

32. Prior to the commencement of the residential parcel 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.

- (j) 10/00889/OUTMAJ - St Joseph's Roman Catholic School, Railway Road, Chorley, Lancashire

(The Committee received representation from an objector to the proposals)

(The Committee received representation from a Ward Councillor objecting to the proposals)

Application No: 10/00889/OUTMAJ
Proposal: Proposed residential development of 14 dwellings and access road on the site of the former St Joseph's Primary School
Location: St Joseph's Roman Catholic School Railway Road, Chorley, Lancashire
Decision:

It was proposed by Councillor Roy Lees, seconded by Councillor June Molyneaux to defer the decision to allow Members to visit the site of the proposals.

It was proposed by Councillor Geoffrey Russell, seconded by Councillor David Dickinson and subsequently **RESOLVED (5:4) – To grant the outline planning application subject to the following conditions:**

1. Before the development hereby permitted is first commenced, full details of the following reserved matters (namely the appearance of the development, the landscaping of the site and the scale of the dwellings) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5, HS4 and TR4 of the Chorley Borough Local Plan Review.

2. Prior to the commencement of the development hereby permitted, a plan detailing the traffic calming measures on Railway Road with the new junction serving the development shall have been submitted to and approved in writing by the Local Planning Authority (in liaison with LCC Highways). The traffic calming measures detailed on the approved plan shall have been implemented in full prior to the first occupation of any of the dwellings hereby permitted.

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

3. Due to past processes and activities upon/adjacent to the above site, notably a former cotton mill and infilled ground, there is a potential for ground contamination. Due to the sensitive end use, 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 in accordance with current best practice including British Standard 10175:2001 'Investigation of potentially contaminated site - Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the 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 the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority.

Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.

Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.

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 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,

including the existing retained trees and hedgerows detailed on the approved landscaping scheme as well as newly planted trees and plants which within a period of 5 years from the completion of the development or during the course of construction works die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of matching size, stature and species unless an alternative is approved in writing by the Local Planning Authority following the submission and consideration of an updated landscaping scheme.

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 building(s) (notwithstanding any details shown on previously submitted plan(s) 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 Chorley Borough Local Plan Review.

6. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to the ground levels and the finished floor levels of the dwellings adjoining the site), notwithstanding any such detail shown on previously submitted plan(s). 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 the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Chorley Borough Local Plan Review.

7. The approved plans are:

Plan Ref.	Received On:	Title:
09/109/L01	6 October 2010	Location Plan
Plan A	27 October 2010	Tree Protection Plan
09/109/P02	29 November 2010	Proposed Site Layout & Sections
S07/422 Rev A	6 October 2010	Topographical Land Survey

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

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 the approved plans) 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 HS5 of the Chorley Borough Local Plan Review.

9. Notwithstanding the details of the submitted plans, the proposed driveways to the dwellings shall be constructed using permeable materials on a permeable base, the details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The development shall be carried

out using the approved materials and construction specification and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off. In accordance with Policy No.GN5 and EP18 of the Chorley Borough Local Plan Review.

10. The development shall only be carried out in accordance with the recommendations contained in section 5 of the Environmental Research & Advisory Partnership Ecological Survey & Assessment dated June 2008.

Reasons: To ensure that the development does not result in significant ecological impacts and in accordance with Policy EP4 of the Chorley Borough Local Plan Review.

11. 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 the approved 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 Nos. GN5 and HS4 of the Chorley Borough Local Plan Review.

12. The existing soil levels around the base of the trees and hedgerows to be retained shall not be altered.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Chorley Borough Local Plan Review.

13. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 positioned as set out on the approved Tree Protection Plan dated 27 October 2010 and all hedgerows shall also be protected by the same type of fencing. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy No. EP9 of the Chorley Borough Local Plan Review.

14. The development hereby permitted shall not commence until full details of surface water drainage arrangements including a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the first occupation of any dwelling on the site and retained and maintained as such at all times thereafter.

Reasons: To reduce the increased risk of flooding and in accordance with Policy No. EP18 of the Chorley Borough Local Plan Review.

15. 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 Nos. GN5 and HS4 of the Chorley Borough Local Plan Review.
16. All detached 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 (as amended).
Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review.
17. 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.
18. Each dwelling hereby permitted shall be constructed to achieve the relevant Code for Sustainable Homes Level required by Policy SR1 of the Sustainable Resources DPD (Level 3 for all dwellings commenced from 1 January 2010, Level 4 for all dwellings commenced from 1 January 2013 and Level 6 for all dwellings commenced from 1 January 2016) and achieve 2 credits within Issue Ene7: Low or Zero Carbon Technologies.
Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.
19. All windows in the north facing elevations of plot 5, plot 9 and plot 11, the south facing elevation of plot 1 and the west facing elevation of plot 6 and the north facing elevation of plot 9 shall be fitted with Pilkington Level 5 obscure glass (or a glass with the same level of obscurity from an alternative manufacturer) and shall be non-opening. Non opening obscurely glazed windows 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 HS4 of the Chorley Borough Local Plan Review.
20. An application for approval of the reserved matters (namely the appearance of the development, landscaping of the site and scale of the dwellings) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.
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.

21. 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.

22. Prior to the commencement of the development hereby permitted, a Management Plan detailing how the open space on the site adjacent to the garages will be managed and maintained shall have been submitted to and approved in writing by the Local Planning Authority. The open space on the site shall only thereafter be managed and maintained in accordance with the approved management plan.
Reasons: To ensure the open space on the site is properly managed and maintained and in accordance with Policy No. HS4 of the Chorley Borough Local Plan Review.

23. Prior to or within 1 week of commencement a scheme and programme for the development of the site shall be submitted to and approved by the Local Planning Authority. The scheme and programme shall cover:

- c. Site compound and contractor parking and management of contractors parking to ensure parking does not overspill onto surrounding roads.
- d. Construction operating hours including deliveries and site construction staff.

The approved scheme and programme shall be implemented in accordance with the approved details.
Reason: To ensure the access used for construction traffic is appropriate in highway safety terms and to ensure that noise and disturbance resulting from hours of operation and delivery does not adversely impact on the amenity of existing residents.

(k) 10/00903/FUL - Highfield House, Copthurst Lane, Whittle-le-Woods, Chorley, PR6 8LR

Application No: 10/00903/FUL
Proposal: Erection of a garden shed
Location: Highfield House, Copthurst Lane, Whittle-le-Wood, Chorley, PR6 8LR

Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Simon Moulton and subsequently unanimously **RESOLVED – To grant full planning permission subject to the following conditions and that the issue of the decision notice be referred to the Chief Executive:**

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 approved plans are:

Plan Ref.	Received On:	Title:
	7 October 2010	Site Location Plan
	7 October 2010	Site Plan
	7 October 2010	Side and rear elevation
	7 October 2010	Floor Plan

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

3. The external facing materials detailed on the application form shall be used and no others substituted.
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 & DC1 of the Adopted Chorley Borough Local Plan Review.

- (I) 10/00904/FUL - Highfield House, Copthurst Lane, Whittle-le-Woods, Chorley, PR6 8LR

Application No: 10/00904/FUL
Proposal: Change of use of land from agricultural land to garden (to create an extension of the existing garden cartilage)
Location: Highfield House, Copthurst Lane, Whittle-le-Wood, Chorley, PR6 8LR
Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Roy Lees and subsequently unanimously **RESOLVED – To grant full planning permission subject to the following conditions and that the issue of a decision notice be referred to the Chief Executive.**

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2 Part 1, Class E and F), or any Order revoking or re-enacting the Order, no garage, shed or other outbuilding shall be erected or hard surface provided on the garden extension hereby permitted (other than those expressly authorised by this permission).
Reason: To protect the appearance of the locality, to retain the open character of the area and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPG2: Green Belts

3. 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 on the land hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality, to retain the open character of the area and in accordance with Policy No DC1 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPG2: Green Belts.

4. The approved plans are:

Plan Ref.	Received On:	Title:
	7 October 2010	Site Location Plan
	7 October 2010	Site Plan

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

5. 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. Specifically the scheme shall include full details of a Hawthorn hedge (or other appropriate hedge species) to be planted along the north-west boundary of the site.

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.

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.

(m) 10/00938/FUL - 40m South West of Sagar Premier Indian Restaurant, Clayton Brood Road, Bamber Bridge, Lancashire

Application No: 10/00938/FUL
Proposal: Erection of a 20m high telecommunications monopole
Location: 40m South West of Sagar Premier Indian Restaurant, Clayton Brook Road, Bamber Bridge, Lancashire

Decision:

It was proposed by Councillor Mike Muncaster, seconded by Councillor Alan Cullens and subsequently unanimously **RESOLVED - To grant full 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. This consent relates to the following plans:
- | Plan Ref. | Received On: | Title: |
|-----------|-----------------|----------------------------|
| 200 | 10 October 2010 | Proposed Site Plan |
| 300 | 10 October 2010 | Proposed NE Elevation |
| 400 | 10 October 2010 | Proposed Antenna Equipment |
- Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.*
3. Both the telecommunications monopole and associated cabinets hereby permitted shall be constructed in the colour 'Fir Green RAL 6009'. This appearance shall be retained at all times thereafter.
Reason : In the interests of the character and appearance of the surrounding area and in accordance with Policy PS12 of the Adopted Chorley Borough Local Plan Review.

10.DC.222 PLANNING APPEALS NOTIFICATION REPORT

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

RESOLVED – That the report be noted.

10.DC.223 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 fourteen planning applications for Category 'B' development proposals which had been determined by the Vice Chair at a meeting on 10 November 2010 and Chair and Vice Chair of the Committee at meetings held on 16 November 2010 and 1 December 2010.

RESOLVED – That the schedules be noted.

10.DC.224 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 3 November 2010 – 1 December 2010.

RESOLVED – That the schedule be noted.

Chair