

Development Control Committee

Monday, 27 March 2006

Present: Councillor A Lowe (Chair), Councillor R Parr (Vice-Chair), Councillors K Ball, T Bedford, E Bell, F Culshaw, M Davies, D Dickinson, D Gee, H Heaton, Miss I Iddon, R Lees, Miss J Molyneux, P Malpas, G Russell, Mrs J Snape and C Snow

Officers: Jane Meek (Head of Development and Regeneration), Rosaleen Brown (Temp. Solicitor), Wendy Gudger (Development Control Manager), Dianne Scambler (Trainee Democratic Services Officer), Mary Clemence (Economic Regeneration and Conservation Officer) and Cookson (Planning Assistant)

06.DC.29 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors Birchall, Brown, Brownlee, Edgerley, T Gray, Morgan, S Smith and Whittaker.

06.DC.30 WELCOME TO OFFICERS

The Head of Development Regeneration introduced Lyndsey Cookson, Planning Assistant and Mary Clemence, Economic Regeneration and Conservation Manager who were attending their first meeting of the Committee.

06.DC.31 EX-COUNCILLOR R LIVESEY

The Chair requested that a letter be sent to Ex-Councillor R Livesey on behalf of this Committee, thanking him for his past contribution to the work of the Committee.

06.DC.32 DECLARATIONS OF ANY INTERESTS

No declarations of interests were received.

06.DC.33 MINUTES OF MEETING MONDAY, 6TH MARCH 2006 OF DEVELOPMENT CONTROL COMMITTEE

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 6 March 2006 be confirmed as a correct record and signed by the Chair.

06.DC.34 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Head of the Development and Regeneration giving notification of the lodging of four appeals against the refusal of planning permission and one appeal that had been dismissed.

RESOLVED – That the report be noted.

06.DC.35 PLANNING APPLICATIONS AWAITING DECISION

(a) **A1: 06/00034/REMMAJ - Land Off Keepers Wood Way, Chorley, Lancashire**

Application No:06/00034/REMMAJ

Proposal: Erection of 43 No house and apartments with associated works.

Location: Land of Keepers Wood Way, Chorley, Lancashire

Decision:

It was proposed, seconded and subsequently **RESOLVED** to approve the reserved matters subject to the following conditions:

1. This consent relates to the following plans:

Plan Ref:	Received On.	Title:
340/O(PM)S01	10/01/2006	Ordnance (Pro Map) Survey
340/PL01 REVB	10/03/2006	Planning and Landscape Layout
340/TLS01	10/01/2006	Topographical Land Survey
2278/DET/02	10/01/2006	Brick Piers
GF1	10/01/2006	Standard Feather Edged Fence
2361/FA3/01	10/01/2006	Plans and Elevations
GF2	10/01/2006	Low Feather Edged Fence
2205/PAL4/002A	10/01/2006	Floor Layouts & Section
2205/PAL4/001	10/01/2006	Ground Floor Setting
2205/PAG/01	10/01/2006	Plans & Elevations
2205/ESC/01	10/01/2006	Plans & Elevations
2205/BUH/01	10/01/2006	Plans & Elevations
2205/MAI/02 A	10/01/2006	Plans & Elevations
G.1/2. REV A	10/01/2006	Standard Single Garage

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

2. 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.

3. Before development commences full details of lighting to the car parking and communal areas shall be submitted to and approved by the Local planning Authority. Such details as approved shall be implemented in full within two months of the construction of the last dwelling unless otherwise agreed in writing with the Local Planning Authority.

Reason: To improve the safety of residents and in accordance with policy HS4 of the Adopted Chorley Borough Local Plan Review

4. Notwithstanding previously submitted details before the development hereby approved is commenced full details of bin storage to be provided to the apartment buildings shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented in full prior to the first occupation of any unit within the apartment buildings to which the bin storage facilities relate.

Reason. To ensure the satisfactory storage of refuse and in accordance with policy HS4 of the Adopted Chorley Borough Local Plan Review.

(b) **A2: 06/00133/FULMAJ - Friday Street Depot, Friday Street, Chorley, Lancashire PR6 0AA**

Application No:06/00133/FULMAJ

Proposal: Demolition and clearance of existing warehouse and outbuildings and erection of proposed healthcare facilities development.

Location: Friday Street Depot, Friday Street, Chorley, Lancashire

Decision:

It was proposed by Councillor A Lowe (Chair), seconded by Councillor Heaton and subsequently **RESOLVED to grant planning permission 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 91 of the Town and Country Planning Act 1990.

2. No development shall take place until :

a) a methodology for investigation and assessment of ground contamination has been submitted to and approved in writing by the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including British Standard 10175:2001 "Investigation of potentially contaminated sites – 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 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 Adopted Chorley Borough Local Plan Review.

3. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.

4. 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.

5. 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.

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

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

7. Before any development hereby permitted is first commenced, full details of the surfacing, drainage and marking out of all car park and vehicle manoeuvring areas shall have been submitted to and approved in writing by the Local Planning Authority. The car park and vehicle manoeuvring areas shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

8. 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.

9. 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.

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.

(c) B1: 06/00099/FUL - Church Of The Blessed Mary, Towngate, Eccleston, Lancashire

Application No:06/00099/FUL

Proposal: Demolition of existing outdoor store/toilets and erection of Sunday School/meeting rooms/kitchen and toilet facilities.

Location: Church of Blessed Virgin Mary, Towngate, Eccleston

Decision: Deferred

(d) B2: 06/00147/FUL - Site Of Howard Arms Hotel, Dark Lane, Whittle-Le-Woods, Lancashire PR6 8AE

Application No:06/00147/FUL

Proposal: Proposed restoration and conversion of WAP building to offices.

Location: Site of Howard Arms Hotel, Dark Lane, Whittle-Le-Woods, Lancashire

Decision:

It was proposed by Councillor Bell, seconded, by Councillor Ball and subsequently **RESOLVED (15:1) 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 91 of the Town and Country Planning Act 1990.

2. Before development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

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

3. Before development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

Reason: In the interests of the character and appearance of the building and locality and in accordance with Policy No. GN5 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.

Reason: To ensure a visually satisfactory form of development and in accordance with Policy Nos. GN5 and DC1 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) (not with standing any details shown on previously submitted plan (s) and specification) have been submitted to an approved 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 DC1 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall not commence until full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the building (s) (notwithstanding any detail 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 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 DC1 of the Adopted Chorley Borough Local Plan Review.

7. No development shall take place until a full survey of the structural condition of the elements of the building remaining on site has been submitted to and approved in writing by the Local Planning Authority. This shall also include a programme of works to make good and retain those elements of the building that presently exist on the site. 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 DC1 of the Adopted Chorley Borough Local Plan Review.

8. No development shall take place until a full record and catalogue of all pieces of stone and built fragment and a schedule of their proposed re-use in the approved building has been submitted to an 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 DC1 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 an 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 DC1 of the Adopted Chorley Borough Local Plan Review.

10. 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.

11. 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.

12. The permission hereby granted shall only enure for the benefit of the occupants of Nos. 1-10 Heys Lodge and the owners of the land and may not be implemented or carried on by any other person, company or organisation.

Reason: The permission was granted having regard to the special circumstances advanced in support of the application, however the use would be inappropriate to the area unless only carried on by the above specified persons in the manner specified in the application and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.

13. 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 (except any boundary treatments expressly authorised under the above condition) shall be constructed or erected on the land edged in red on the location plan without express planning permission first being obtained.

Reason: The permission was granted having regard to the special circumstances advanced in support of the application, in particular the historic and proposed association between the approved building and the adjacent building, now known as Heys Lodge. To allow the enclosure of the building would erode this association and therefore the special circumstances for granting the permission. Additionally, to avoid the unnecessary proliferation of enclosures within and detrimental to the character and appearance of the Green Belt and in accordance with Policy Nos. GN5 and DC1 the Adopted Chorley Borough Local Plan review.

(e) **B3: 06/00176/FUL - Euxton C Of E Primary School. Wigan Road, Euxton, Lancashire PR7 6JW**

Application No:06/00176/FUL

Proposal: Regulation 3 application to replace existing mild steel boundary railings with 2.0m High Green Ral 6005 blunt top vertical bar railings.

Location: Euxton C of E Primary School, Wigan Road, Euxton, Chorley

Decision:

It was proposed by Councillor D Gee, seconded by Councillor Russell and subsequently **RESOLVED to grant permission for the Regulation 3 Application 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 91 of the Town and Country Planning Act 1990.

2. The fence shall only be coloured Green RAL 6005 and shall remain this colour at all times thereafter.

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

06.DC.36 PLANNING APPLICATIONS DETERMINED BY DELEGATED POWERS

(a) A Report of the Head of Development and Regeneration on selected cases determined following consultation with the Chair and Vice-Chairman of the Committee

The Committee received for information, reports by the Head of Development and Regeneration on the following Category 'B' development proposals which had, or were intended to be, determined by the Chief Officer under the adopted scheme of delegations, following consultation with the Chair and Vice Chairman of the Committee.

Application No:06/00102/FUL

Proposal: Conversion of existing nursing home into six flats.
Location: 17 Southport Road, Chorley, Lancashire
Decision: Planning Permission Granted

Application No:06/00114/FUL

Proposal: Extension to existing livestock building
Location: Rosehill Farm, Dane Hall Lane, Euxton Lancashire
Decision: Planning Permission Granted

Application No:06/00115/FUL

Proposal: Erection of calf rearing shed
Location: Rosehill Farm, Dane Hall Lane, Euxton Lancashire
Decision: Planning Permission Granted

Application No:06/00116/FUL

Proposal: Replacement agricultural livestock/store/workshop building.
Location: Rosehill Farm, Dane Hall Lane, Euxton
Decision: Planning Permission Granted.

Application No: 06/00206/CON

Proposal: Conservation area consent to demolish existing bungalow and construct a two storey house with detached double garage and associated works.

Location: Croftlands, 34, Grape Lane, Croston, Lancashire
Decision: Conservation Area Consent Permitted.

RESOLVED – That the reports be noted.

(b) A List Of Planning Applications Determined By The Chief Officer Under Delegated Powers Between 21 February 2006 - 10 March 2006

The Head of Development and Regeneration presented, for Members information, a schedule listing the remainder of the planning applications that had been determined by the Chief Officer under delegated powers between 21 February 2006 and 10 March 2006.

RESOLVED – That the schedule be noted.

Chair