

COMMITTEE REPORT			
REPORT OF	MEETING	DATE	ITEM NO
DIRECTOR OF DEVELOPMENT AND REGENERATION	DEVELOPMENT CONTROL COMMITTEE	25.04.2006	

ADDENDUM

The following additional information is brought forward for members' information with regard to items on the Committee this evening:

Item A2 06/00162/FULMAJ Land Opposite Stanley Wives Farm, Withington Lane, Heskin

Since writing the report the applicant has written in requesting the application be deferred from consideration at this meeting by letter received 21 April 2006. They advise that they have had insufficient time to respond to the representations received in response to the application.

The pertinent content of their letter is summarised in the following. They state that "the 13 week timeframe relates only to an administrative deadline which is used by government as a Best Value Performance Indicator to measure the planning department's performance, which in turn affects the size of the Planning Delivery Grant that is issued to the Council". In order to ensure high quality planning decisions the applicant advises that Government has issued a statement expressly denouncing circumstances where local planning authority officers chose to refuse, or encourage the withdrawal of, applications on the basis that they would exceed the 8 or 13 week administrative deadline. They consider that without deferment, this would be such a case.

Following careful consideration, the applicant advises that they are currently in the process of redesigning the scheme to effectively address many of these issues. However further time is required to complete the revisions. Particular amendments to the scheme will include the provision of increased parking levels; changes to the visibility splay; the provision of a footpath along the site frontage; and adjustments to the external design of the proposed buildings, as requested.

The applicant has requested that the determination of the application proposals be deferred until the next planning committee, due to be held on 23 May, in light of these above revisions, and bearing in mind the important role the proposed housing would play in meeting the need for affordable housing in Heskin. This would be in order to allow them a reasonable amount of time to complete the design revisions and for these to be considered fully.

Amended plans were submitted on the 24th that show an increased parking level within the site with 5 additional spaces being shown. These are achieved by having cars parked one behind the other adjacent to plots 7 and 8 and introducing a space within the

courtyard in front of plot 1. This remains below the 2 spaces indicated by the Lancashire County Council Highways Officer as being appropriate in this location.

In addition a reduction in the visibility splay has been shown of 2.4m by 70m, compared with the 4.5m by 90m that was previously shown and which formed the basis on which the Lancashire County Council Highways Officer objected to the application.

As the plans were only received the day before Committee it has not been possible to get the view of the County Council on these plans. However, given that neither amendment addresses the objections identified it is considered doubtful that the comments would be significantly different than those previously made.

Whether or not to defer the application is a matter for Committee. The issues set out in the main report remain and that the applicant has not addressed and would warrant the refusal of the application.

Item B1 06/00099/FUL Church of the Blessed Mary

The comments of Eccleston Parish Council have been omitted from the written report. The Parish Council state that whilst they have no objection to the application in principle, they are extremely concerned at the effect on the memorial garden situated in close proximity to the existing buildings. They request that a planning condition be applied to protect the memorial garden.

The following part of the assessment was also omitted from the written report:

Memorial Garden

The positions of the windows of the proposed building have been altered from a previously withdrawn application. The only openings in the west elevation of the proposed building are two obscure glazed windows serving toilets and an emergency exit. These will be screened from the memorial garden by the planting of a new yew hedge.

The agent states that the works will not involve any physical disturbance to the memorial garden. The existing septic tank will be replaced with a more environmentally friendly biodisc in the same location. There is no requirement for it to use a land drainage system as with the existing septic tank. It can therefore discharge directly into the adjacent watercourse, which will actually minimise its impact on the graveyard, compared with the present system. The size, location and colour of the biodisc tank will be conditioned for approval, as part of it does sit at ground level.

Whilst it is appreciated that there may be some disturbance to the memorial garden during the construction works, the issue of privacy to the memorial garden is an issue for the Church, it is not something that the Local Authority can control through the planning process. However, a note will be placed on any permission stating that the works are close to the memorial garden and it is recommended that a privacy screen be erected during construction, although ultimately this is up to the Church.

A Tree Preservation Order has been placed on trees around the churchyard as part of the application process.

Provision of Community Centres and Village Halls

Policy PS2 covers the provision, improvement and protection of community centres, village halls and similar such facilities such as church halls. These provide useful

facilities for a range of activities.

It is considered that the proposals comply with this policy as the building will be used in conjunction with Church services and although outside the settlement of Eccleston is next to the existing church and will utilise its car park.

Comments of Chorley Conservation Officer

The existing building housing toilets and a store is of no great merit and no objection is raised to its demolition. The proposed building would feature more prominently in the setting of the listed building because it would be sited nearer to the church (the front wall some 13-15m away, compared with the front wall of the present building at 17m+ away), the existing screen wall would be demolished and a significant number of trees have recently been felled. The proposed building would be almost three times larger than the existing building in terms of footprint. Having said this, the position and general scale of the proposed building might, in principle, be bearable subject to the quality of the design.

Following much discussion, the principle issues of contention have now been addressed by:

- Introduction of a more steeply pitched roof (note: people should be made aware that this does make the overall building quite tall because it is on a larger footprint);
- Deletion of quoins and use of natural stone to match the church throughout
- Dry, pointed verges
- Simply designed and recessed windows and doors.

It has to be said that

- The siting of a clear glazed kitchen window in the north elevation facing the church is still somewhat unfortunate and;
- I still have reservations about the impact of the line of windows in the south elevation on the character of the adjoining countryside, given the proximity of this wall to the site boundary, though provision of a new hedgerow could soften the impact in time. If the elevational treatment is thought acceptable, I suggest the provision of hedging and other landscaping should be conditioned.

Subject to conditions I would raise no further objection to the proposals.

A further letter of objection has been received from a member of St Marys Parish Paroachial Church Council. They object on the grounds that it is not forward looking and divides the Parish of St Mary's. They would like the money raised from the sale of the Church Hall to enhance the Youth and Community Centre in Drapers Avenue providing it had a room put aside for the practice of Religion.

Item B3: 06/00167/FUL- Drinkwater Farm, Brinscall

Two letters of objection has been received from neighbouring residents, in the form of a written letter and e-mail, raising the following points:

- The first floor window on the south facing building will overlook the rear garden area impacting on the current level of privacy
- Concerned about the use of the cobbled area as a parking area.
- What are the plans for the gap between the boundary fence at Ashmeadow Lane and the stone perimeter wall?
- Are the trees planned for the cobbled area?

- Could additional buildings be constructed on the cobbled area which would impact on the neighbours privacy?
- The windows on the east side of the barn will also impact on the neighbours privacy
- Some form of suitable screening should be erected next to the cobbled area to minimise loss of privacy.

Condition 15 will be removed from the recommendation and the following informative will be attached in its place:

Please note: The existing buildings and other habitats within the application area are likely to support breeding birds. It is an offence to kill or injure breeding birds. If any work is proposed within the bird breeding season (March to July inclusive) then a qualified Ecologist should be engaged to oversee the work.

Item B5: 06/218 – Roselyn, Clayton-Le-Woods

The applicant has provided amended plans detailing the removal of a further tree in front of the car park to improve natural surveillance in line with the comments of the Architectural Liaison Officer. The number of car parking spaces has also been reduced and a drop-off zone is to be provided hence the proposal now accords with LCC standards.

The applicant has also agreed that the tree felling will only take place between the months of August and February to protect breeding birds. The applicant has also confirmed agreement to all of the suggested conditions but has indicated that the car park will need to be illuminated during the winter months hence a condition is recommended requiring the submission of these details to ensure the lighting does not harm the amenities of adjacent residents.

The following additional conditions are therefore recommended:

The tree felling pursuant to this permission shall only take place between the months of August to February inclusive.

Reason: to protect breeding birds and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

No development shall take place until a full and detailed scheme of lighting to the car parking area has been submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise of low impact lighting taking account of the proximity of the car park to the adjacent residential property and shall include full luminance details and exact specifications of the lighting to be utilised. The scheme of lighting shall only be installed in accordance with the approved details.

Reasons: To protect the amenities of adjacent residential properties and in accordance with Policy No. EP21A of the Adopted Chorley Borough Local Plan Review.

The development hereby permitted shall be carried out in accordance with the amended plan(s), received on 19th April 2006.

Reason: To define the permission and ensure a satisfactory form of development.

As a result of the applicant's confirmation that the car park is to be illuminated, the following condition is to be deleted:

This permission does not imply or grant consent for any form of illumination to the car parking and vehicular manoeuvring areas.

Reason : To define the permission and in the interests of the amenities of the occupiers of neighbouring properties and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.

The recommendation remains as per the report on the main agenda.

Item B6: Rema Tip Top Uk Ltd, Mill Lane, Coppull

The applicant has provided amended plans properly detailing the freestanding building in terms of its dimensions whilst it has also been moved a further metre from the site boundary to enable the utilisation of a boundary landscaping scheme.

As a result of the amended plans, the following condition is recommended:

The approved plans are:

Plan Ref.	Received On:	Title:
*****	3 rd March 2006	Location Plan
3266-03 Rev A	22 nd February 2006	Location/Site Plan
3266-01	22 nd February 2006	Plans & Elevations (Extension)
3266-02 Rev B	18 th April 2006	Plans & Elevations

(Freestanding Building)

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

The recommendation remains as per the report on the main agenda.

Item B7: 06/00271/FUL- Coppull United Playing Field, Coppull

A letter has been received from the West Lancashire Football League stating the very special circumstances as to why the extension to the function room is needed. The letter raises the following points:

- The league has received comments criticising the bar and refreshment facilities
- The West Lancashire League rules and FA guidelines require that spectators have access of a high standard in facilities that will adequately accommodate them
- On a recent visit there was lack of space and the premises appeared overcrowded
- Failure to address this issue could lead to a review of the clubs status as a member of the West Lancashire Football League.

The letter therefore indicates that without the function room extension they club may no longer be able be a member of the league.

Three further consultation responses have been received in respect of the planning application at Coppull United Playing Field.

The Director of Public Space Services has no comments to make on the application

Lancashire County Council's Highway Section have no objection to the proposal but have included the following note:

'The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Bridleway No 33 affects the site.'

This note will be attached to the recommendation in the form of an informative.

Lancashire County Council's Archaeology Section have no comments in respect of the application