

Site Inspection Sub-Committee

Monday, 22 May 2006

Present: Councillor H Heaton (Chair), Councillor D Dickinson (Vice-Chair) and Councillors T Bedford

Officers in attendance: Wendy Gudger (Development Control Manager), Dianne Scambler (Democratic Services Officer) and Caron Taylor (Planning Officer)

06.SI.16 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors D Gee, J Molyneaux, R Snape and Councillors A Birchall, K Ball (Ward Representatives).

06.SI.17 DECLARATIONS OF ANY INTERESTS

No declarations of interests were declared.

06.SI.18 MINUTES

RESOLVED – that the minutes of the Site Inspection Sub-Committee held on 10 January 2006 be confirmed as a correct record and signed by the Chair.

06.SI.19 PLANNING APPLICATION 06/00099/FUL

The Sub-Committee visited and inspection the location of the planning application that had been deferred by the Development Control Committee that was held on 10 January 2006. The application sought approval to demolish an existing outdoor store/toilets and construct a Sunday school/meeting rooms/kitchen and toilet facilities at the Church Of The Blessed Virgin Mary, Towngate, Ecclestone.

The Development Control Manager reported that the developers were to use a sandstone that it was in keeping with the Grade II listed Church building and that they planned to use as much reclaimed red sandstone from the existing building as was possible. The Council's Conservation Officer is happy with the design and the materials.

Members expressed their concerns over the entrance/exit to the site during the development stage and the case officer pointed out that a number of Tree Preservation Orders have been placed on the trees to prevent the developers from destroying them in the process. They have also promised to protect the surrounding graves.

The application was viewed from various aspects and the views of the Ward Councillor were considered.

RECOMMENDED – That the Development Control Committee grant full planning permission for planning application 06/00099/FUL 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 development hereby permitted shall not commence until full details of the colour, form and texture of all external materials to the proposed building, including mortar mix and the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the building (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 HT3 of the Adopted Chorley Borough Local Plan Review.

3. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is of archaeological importance because of its location in the churchyard of a medieval church and in accordance with Policy No. HT12 of the Adopted Chorley Borough Local Plan Review.

4. Notwithstanding any details shown on previously submitted plan(s) and specification, no fascias or bargeboards are to be used on the approved building.

Reason: In the interests of the character and appearance of the building and in accordance with Policy Nos. GN5 and HT3 of the Adopted Chorley Borough Local Plan Review.

5. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, or as subsequently agreed in writing by the Local Planning Authority, shall be inserted or constructed at any time in the west elevation of the building hereby permitted.

Reason: To ensure privacy to the memorial garden situated to the west of the building and in accordance with policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. All windows in the buildings west elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: IN the interests of the privacy of the memorial garden to the west of the building and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

7. No development shall take place until a scheme of landscaping for the proposed hedging has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have been previously submitted. The scheme shall indicate the size, species, stature, distribution and location of the proposed hedges shown on plan no. 1630-13-SLP1. All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation or completion of the building, whichever is sooner and the hedgerows thereafter retained, unless otherwise agreed in writing with 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.

8. 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. The building shall not be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

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

9. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been 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 in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.*

10. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority.

Reason : *In the interests of the character and appearance of the building and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review*

06.SI.20 PLANNING APPLICATION 06/00210/COU

The application for planning permission to change of use of existing shop (A1) to A3 (Restaurants, snack bars or cafes) at Nevins Ltd, 2, Lawrence Lane, Eccleston had been deferred for a site visit at the last Development Control Committee held on 10 January 2006.

The main concerns from Members related to the lack of car parking facilities for the proposed development. The Development Control Manager reported that although there was a maximum requirement of 46 spaces for a restaurant there was no minimum requirement stated and although they understood the residents concerns the Highways Inspector had no objections to the development going ahead.

RESOLVED – That the Development Control Committee refuse the planning permission of application 06/00210/COU on the grounds of loss of amenity to the surrounding neighbourhood.

06.SI.21 PLANNING APPLICATION 06/00252/FUL

The Site Inspection Sub-Committee visited and inspected the location of the planning application that had been deferred by the Development Control Committee held on 10 January 2006. The application sought approval to build an extension of existing premises and the erection of a new building at Rema Tip Top Ltd, Mill Lane, Coppull, Chorley.

The Members of the Sub-Committee were satisfied that the development would have no visual impact on the surrounding area. The noise from the manufacturing process was restricted to within and around the immediate vicinity of the works

The proposed development was viewed from various aspects and the views of the Ward Councillor were taken into consideration.

RESOLVED – That the Development Control Committee grant planning permission for application 06/00252/FUL subject to the following conditions:

1. No development shall take place until a scheme of landscaping for the site boundaries has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate all existing trees and hedgerows along the boundaries; 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 and their distribution along the site boundaries, those areas to be hard surfaced; and detail any changes of ground level or landform associated with the provision of the boundary landscaping.

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.

2. All planting comprised in the approved details of boundary landscaping shall be carried out in the first planting season 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 Nos. GN5 and HT3 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

4. *The tank and polytunnel frame structure currently sited adjacent to the western boundary shall be permanently removed from the site within one year of the date of the permission hereby granted.*

Reason: In the interests of the visual amenities of the site and in accordance with Policy Nos. GN5, HT3 and EM3 of the Adopted Chorley Borough Local Plan Review.

5. *There shall be no outside storage of products, raw materials, waste materials and associated equipment on any part of the site .All storage of such products and materials shall only take place inside the existing buildings and those approved by the permission hereby granted.*

Reasons: In the interests of the visual amenities of the site and locality and in accordance with Policy Nos. GN5, HT3 and EM2 of the Adopted Chorley Borough Local Plan Review.

6. *All working activities shall at all times be carried out only within the existing buildings and those approved by the permission hereby granted. There shall be no working activities undertaken outside of these buildings on any part of the site apart.*

Reason: To safeguard residential amenity and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.

7. 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.

Chair