

Item B. 1 **06/01341/FULMAJ** **Permit (Subject to Legal Agreement)**

Case Officer **Caron Taylor**

Ward **Lostock**

Proposal **Proposed redevelopment of Rectory Farm creating 6 No. four bedroom dwellings, conversion of existing barn to create 3 No. three bedroom apartments with associated garage space and visitor parking. Also, erection of rear extension to Croston Trinity Methodist Church to create Sunday school/community facilities with associated car parking,**

Location **Rectory Farm Town Road Croston Leyland PR26 9RA**

Applicant **The Diocese Of Blackburn**

Proposal: This application was deferred for a site visit at the last Committee. Any comments on the agenda for the Committee in May have now been incorporated into this report.

The application for the redevelopment of Rectory Farm. It has been amended during the life of the application from 10 no. dwellings and now proposes creating 6 no. four bedroom dwellings, conversion of the existing barn to create 3 no. three bedroom apartments with associated garage spaces and visitor parking (9 no. dwellings in total). The application also includes the erection of a rear extension to Croston Trinity Methodist Church to create a Sunday school/community facilities with associated car parking.

Background: Rectory Farm is a former farmstead within the settlement of Croston, owned by the Diocese of Blackburn. It is sited within Croston Conservation Area and a small part of the site that includes the covered stalls is within the Article 4 area. The site bounds Town Road to the east and Westhead Road to the north, although it does not take in the corner at the junction of the two roads, no. 1 Westhead Road, currently in three flats. It should be noted that the original farmhouse on the site is not included in the red edge of this application.

To the west, part of the site bounds with Croston Methodist Church (to which a rear/side extension is proposed as part of this application) and Yarrow Close, and to the south with the British Legion Hall on Castle Walks and the curtilage of 20 Town Road.

Planning History: 95/00253/FUL & 95/00254/CON: Application and Conservation Area Consent to rebuild loose boxes – Permitted
01/01067/FUL: Proposed housing development to create 16 dwellings including the demolition & rebuilding of an existing barn – Withdrawn
06/00640/FULMAJ: Proposed redevelopment of Rectory Farm creating 6 no. four bedroom dwellings, conversion of existing barn to create 3 no. three bedroom apartments and 1 no. two bedroom apartment with associated garage space and visitor parking. Also, erection of rear extension to Croston Trinity Methodist Church to create Sunday school/community facilities with associated car parking - Withdrawn

Planning Policy: GN4: Settlement Policy – Other Rural Settlements
HT7: New Development in Conservation Areas
HS6: Housing Windfall Sites
HS8: Local Needs Housing within Rural Settlements Excluded from the Green Belt.
Joint Lancashire Structure Plan 2001-2016
HS21: Play Space Requirements
EP19: Development and Flood Risk
PPG25: Development and Flood Risk
PPS1: Delivering Sustainable Development
PPS3: Housing

Consultations: Lancashire County Council Highways:
The proposed access to Westhead Road is acceptable subject to conditions.

Chorley Community Safety Partnership/MAPS:
State that the Highways Authority should be consulted on the new access.

Environmental Services:
The Director of Streetscene, Neighbourhoods & Environment Directorate state that they have no comments.

Lancashire County Council Strategic Planning & Transport:
Comments based on the application as originally submitted consider that the proposal would be contrary to Policies 1, 5 and 12 of the adopted Joint Lancashire Structure Plan (JLSP).

Policy 1 of the JLSP directs the majority of development to Principal Urban Area, Main Towns, Key Service Centres and Strategic Location for Development. Policy 5 requires that any proposed housing development would meet an identified local need. It is considered that, the proposed development is not justified in terms of meeting an identified local need for housing.

Policy 12 of the JLSP requires the provision of 4,710 dwellings in Chorley over the plan period 2001-2016. The existing housing supply would satisfy the annualised rates of provision up to 2006, and is likely the annualised rate of provision for several years thereafter. Consequently the proposed development is contrary to Policy 12 of the JLSP.

The scheme has subsequently been amended as per the description above to nine dwellings. This removes the need for a developer contribution towards transport improvements. In response to the amended plans Lancashire County Council Strategic Planning in response to renotification on the amended plans state that the proposed reduction in the number of units in the barn from 4 to 3 units does not, in itself, affect the overall conclusion reached in the letter dated 25th January 2007. Paragraph 6.3.13 of the JLSP Explanatory Memorandum it states 'Where there is a significant oversupply of housing permissions, planning applications for further residential development may not be approved unless they make an essential contribution to the supply of affordable or special needs housing....' Your Council will need to come to a view as to whether the 2 affordable housing units would make an essential contribution towards meeting an identified local need for affordable

housing. If you conclude that this is the case, the proposed development would be acceptable in strategic planning policy terms'.

Chorley Planning Policy

The proposal needs to be assessed against policy GN4 in the Local Plan. This limits development in Croston to certain specified types. The application site is land that does not strictly meet the definition of previously developed land in PPS3, which excludes land that has been occupied by agricultural buildings. Therefore, it would not accord with criterion (e) of policy GN4. The site is not an infill site, so its development would not accord with criterion (a) of this policy.

However, conversion of the barn would accord with criterion (b) of Policy GN4, which allows the rehabilitation and re-use of buildings. Criterion (c) of Policy GN4 does allow the provision of affordable housing to meet a recognised local need, and cross-refers to Local Plan Review Policy HS8. Two new-build affordable housing units are proposed, which while technically not constituting a substantial majority as required by Policy HS8, the application is offering some community benefits, which could satisfy criterion (d) of Policy GN4 in lieu of this requirement. However, careful consideration needs to be given as to whether these benefits are sufficient to outweigh the relatively low proportion of affordable housing offered and to justify development of the site for housing. Consideration will also need to be given as to whether the development is of such architectural merit as to make a positive improvement to the Conservation Area, as this is another factor which needs to be weighed in the balance.

Environment Agency:

Note that the application is a resubmission of application 06/00640/FULMAJ and a Flood Risk Assessment that was undertaken by Hamilton Technical Services following the previous application accompanies it. The mitigation measures proposed in the Flood Risk Assessment remain acceptable to the Agency, and as such they have nothing further to add to their previous comments. The Environment Agency objected to the previous planning application however, following the undertaking of a Flood Risk Assessment and associated mitigation measures proposed the objection has been withdrawn subject to conditions.

United Utilities:

Have no objection to the proposal subject to conditions.

Lancashire County Council Education Department:

Were consulted on the application but no response has been received.

Lancashire County Council Ecologist:

A bat and barn owl survey has been produced to the satisfaction of the County Ecologist subject to a planning condition. As added protection, as this was done in 2006 a condition will be placed on the permission requiring a method statement to be submitted and approved by the Local Planning Authority before development commences.

Applicants Case:

A supporting statement accompanies the application considering the proposals in light of the policy context, the impact on the Conservation Area and the design and layout of the proposals.

Representations: 701 representations have been received in response to the application.

Three letters of support has been received. Two of these are from the nearest properties on Yarrow Close and Town Road. Their comments can be summarised as:

- They feel strongly that the site is overdue for development. Not only has it become an eyesore, it also poses a security threat, as it is a large open and overgrown space directly adjacent to their property;
- The current plan will put something back into the local community, by providing car parking for the local Methodist church and additional land for the British Legion Hall;
- They have been concerned with neglect of the farmhouse, barn and surrounding land for many years and it is obvious to all, it is time that something was done;
- Having seen the plans, the size of the development is acceptable;
- The development will be an improvement on the current situation;
- The proposals are a sensible and practical use of an unsightly derelict area.

In response to the amended plans a further letter of support has been received from an occupier of Town Road, Croston, one of the nearest properties to the site, whose original letter of support is detailed above. They state that they will be happy if the application is approved, as they are tired of living next door to such a mess. Many people who have objected do not live anywhere near the site. Their previous comments of support therefore still stand.

There have been 699 objections, mainly in the form a standard letter signed by local people, although 3 unique letters have been received. The objections received can be summarised as:

- Croston desperately needs central village services and improved amenities. 'Preference should be given to the re-use of farm buildings for commercial, manufacturing, tourism and community facility use before development is given to housing' (CBC Supplementary Planning Guidance, adopted March 2004);
- The impact of the proposal on the character of the area and whether the use is appropriate. The introduction of the proposed buildings will have a detrimental visual impact on this part of the village. The use of this land for housing will contribute to an inappropriate excess of housing stock contrary to Chorley Borough Council's Local Plan Review and the Joint Lancashire Structure Plan. Also the proposal does not provide for social or recognised local housing problems;
- Parking within the conservation area, as it is throughout Croston is inadequate for existing demands. This development would further increase an already serious problem. Parking provision for potential residents on this site is grossly inadequate as larger, 4 bedroom properties within Croston require more than 2 spaces per property, as highlighted by recent housing developments within the village;
- School Places – One of the criteria of the village primary school's admission policy has led to children who live

nearest the school being given preference for school places. This could mean that children moving into the Rectory Farm Development could be given priority over other children already living in the village;

- Scale, appearance and design of the proposal is not in character with surrounding and adjacent properties within this part of the village i.e. the conservation area;
- There would be more congestion in the village;
- The site should be developed for housing however it should be given over to a Registered Social Landlord to develop housing for rent and shared ownership only, in order to help meet the need for affordable housing in the village.

Croston Parish Council

Object to the application on the following grounds (in addition to the points listed above):

- The support information fails to demonstrate requirements under HS16 of the Local Plan, regarding the marketing of the site, have been complied with. Furthermore the support information also fails to demonstrate policies EM4 and EM9 have been complied with;
- The purported 'affordable' housing provided within the development is totally unsuitable for the requirements of the village. Smaller, starter type homes/social housing are urgently needed in the village if younger residents are to be retained;
- Reference made within the support information to the Regional Spatial Strategy are misleading as the strategy document is currently in draft form only, with no certainty of its adoption, therefore rendering it irrelevant to this application.

In response to notification on amended plans the Parish Council state that they note the reduction in the total number of dwellings. The number of dwelling was never an issue and presumably the reduction is simply to remove the windfall category thus avoiding LCC consultation. Whilst the no that 1 no. 2 bedroom dwelling is to be provided for 'affordable/social' housing this, in no way addresses the existing declared requirements for more affordable housing (in the Parish Plan). A far greater number of smaller, starter type homes/social housing is urgently needed in the village if younger residents are to be retained. They reiterate their original objection.

In addition a planning consultant on behalf of the residents of Croston has submitted a detailed objection. These can be summarised as (in addition to the points listed above):

- Lack of affordable housing;
- Small and questionable contribution to the local community;
- The proposals do not preserve or enhance the conservation area;
- Flooding;
- Contrary to planning policy;
- Lack of public open space.

Assessment:

Principle of Development

Since the last application the Windfall Housing Supplementary Planning Guidance has ceased to be used by the Council.

Policy GN4 covers development in rural settlements including Croston. The conversion of the barn accords with criterion (b) of this policy that allows the rehabilitation and reuse of buildings. The Council has adopted Supplementary Planning Guidance which gives a policy preference for conversion of rural buildings to employment uses, consistent with the advice in PPS7. However, this policy only applies to rural buildings outside rural settlements. As Rectory Farm is within the village inset it is not required to be marketed for employment uses. This element of the scheme is therefore considered acceptable in policy terms.

The remainder of the scheme involves the building of six dwellings on the site. PPS1 stresses the need for sustainable development and PPS3 gives preference to previously developed land in ensuring housing is developed in suitable locations. Although technically not previously developed land (PPS3 excludes land that has been occupied by agricultural buildings) its location within the village inset and in close proximity to essential facilities, would add to the suitability of the site for development provided all other relevant criteria are met.

Criterion (c) of policy GN4 allows affordable housing to meet a recognised local need in accordance with policy HS8 of the Local Plan. This requires a substantial majority of the housing to be made available at significantly below current market costs, which of the proposed six houses would mean a minimum of four being affordable. The application only proposes two of the six new houses to be affordable through a Registered Social Landlord.

However, the application does offer some community benefits, which could satisfy criteria (d) of policy GN4. The scheme proposes a gift of land to the Croston Methodist Church to allow the building of a Sunday school extension and land to the British Legion for community use. In addition a car park is proposed to the front of the site behind the boundary wall for the use of the Methodist Church and Almshouses opposite the site. The applicants are prepared to enter into a legal agreement to secure these.

On balance based on the special circumstances put forward it is considered that the above community benefits can be weighted against the low-level of affordable housing proposed.

Design and Appearance

Policy HT7 covers New Development in Conservation Areas. The Council's Conservation Officer has been heavily involved with the scheme since the last application was withdrawn and amended plans have been received during the life of this application. These make small amendments to the design of the proposed houses, along with significant amendments to the barn conversion to preserve its character as much as possible. Most notably this has involved a reduction in the number of proposed units in the barn from four to three. This has significantly reduced the need for new openings.

Rectory Farm is one of a number of farmsteads in the village that make an important contribution to the nature of the place, by forming a more open textured and rural feel to the denser and 'busier' development of, for example, the terraced houses elsewhere. The site incorporates significant undeveloped frontages, a characteristic

that recurs throughout the conservation area and creates a complementary balance between buildings and spaces.

The layout of the proposal is acceptable in principle, respecting the primacy of the barn at the Westhead Road end of the site, creating an appropriately loose-knit grouping and closing off the end of the long view down the site. The positioning of the car park at the front of the development behind the boundary wall allows the openness of the site to be retained visually from outside when viewed from Westhead Road. Originally the Council's Conservation Officer was concerned that the plan form of the dwellings was somewhat too elaborate and additional minor projections, such as porches and chimneys emphasised their domestic nature, undermining their claim to be complementary to the existing barn. The proposed porches have been removed and the chimney's recessed. The chimney on the side of the house facing Town Road (house type C) has been removed and a bullseye window added in the side so it relates better to the barn conversion that it will be seen in the context of. In addition, the window details have been amended to appear more random in design reflecting those in the barn.

The boundary walling along both road frontages is to be maintained in materials as exist. On the previous application the entrance had typical modern highway detailing. This has been amended to draw the surfacing material within the development further towards the junction with Westhead Road with gateposts either side.

The main change resulting from the amended plans is the redesign of the barn conversion. The number of units within in has been reduced from four to three. Although an extension is proposed above an existing lean-to it is modest in scale and on the rear elevation. The re-design allows the existing openings in the barn to determine the space created inside, rather than the internal subdivision driving the alterations externally. The roof space of the barn is no longer being used, significantly reducing the number of rooflights required. In addition, new cart doors will be used on the barn entrance, held open. Overall, the reduction in the number of units has resulted in a much better scheme, using largely existing openings and retaining the barns character.

The garaging in the position of the former covered stalls will have a lean-to roof, as exists at present, to maintain the current view as much as possible from Town Road. The detailing of all the garages on the site has been simplified with the use of dry verges, rather than the fascias and bargeboards as previously proposed.

The proposed extension of the Chapel has been amended since the previous application overcoming issues with the depth and pitch of the roofs and the awkward junction of the roof. Overall, the Chapel proposals are considered acceptable.

In terms of design, the layout is also considered acceptable. Since the last application many amendments have been made to the design, most notably the reduction in the number of units in the barn allowing the number of openings to be reduced and as many breathers as possible to be retained, but also more minor detailing. It is considered very important to achieve the correct detailing as well as a good overall design in a conservation area as it ensures a scheme preserves and enhances the character and appearance of the area, and does justice to the historic barn. Overall it is now

considered that the proposals comply with policy HT7 of the Local Plan.

Highways

Lancashire County Council as Highway Authority for the area state that the proposed access is acceptable subject to conditions. In terms of parking the Lancashire Parking Standards the layout has been amended to incorporate the required level of disabled parking spaces on the site and to enlarge the garages allowing them to accommodate two cycles.

Twenty-one parking spaces are proposed for the nine dwellings, which works out at just over two per dwelling and includes eight garages. This complies with the Lancashire Parking Standards (that take into account the location of development), which state the maximum spaces allowed and is therefore considered acceptable.

In addition a car park of 15 spaces is proposed to serve the Methodist Church and Almshouses, which currently have no parking. It is considered that this will alleviate to some extent the parking on Westhead Road, particularly with regards to the Methodist Church. Again, the applicants are happy to enter into a legal agreement to secure this.

Neighbour Amenity

In terms of the new dwellings (house type A and B) whose rear elevations face towards the properties on Yarrow Close, the distance between the windows in their rear elevations complies with the Council interface guideline in terms of the distance to a boundary with any neighbouring property. House type C also complies with the interface guidelines to the properties to the south. No. 1 Westhead Road is in residential use as three flats and has several windows facing the proposed barn conversion. The Council has adopted guidelines that there should be 21m between facing windows at first floor level. An amended plan has been received removing a window from one of the bedrooms facing the building on the corner of Westhead Road. This will ensure the barn conversion complies with the interface guidelines in terms of the corner properties. Overall therefore it is considered that the proposals will not result in an unacceptable loss of amenity to any neighbouring properties.

Flood Risk

The Environment Agency objected to the previous application on the grounds of flood risk. A flood risk assessment as required by Planning Policy Guidance note 25 (PPG25) has been submitted to the satisfaction of the Environment Agency. It is therefore considered that the proposals comply with PPG25 and policy EP19 of the adopted Chorley Local Plan Review.

Open Space

Although the application proposes to gift land to the British Legion for community use, (which will be secured by legal agreement), it is still considered necessary for the developer to pay a commuted sum towards play space. This is set at a standard amount per dwelling. The applicant is prepared to enter into a legal agreement to secure this.

Other Planning Policies

Many objectors have stated that the proposals are contrary to other Local Plan Policies.

With regard to policy HS16: Removal of Agricultural Occupancy Conditions, the site is not the subject of such a condition.

Policy EM4 relates to the protection of employment sites in rural settlements, and EM9 the redevelopment of existing employment sites for non-employment uses, falling within Use Classes B1, B2, B8 and A2, rather than agriculture.

Conclusion: The layout and design of the proposals are now considered acceptable in the conservation area subject to conditions e.g. samples of materials. This is a finely balanced application and although only two of the six new dwellings on the site are proposed to be affordable, the provision of some community benefits, secured by legal agreement, must be weighed against this. Overall it is considered that these are sufficient and the design and layout of the scheme makes a positive contribution to the conservation area.

The application is therefore recommended for approval subject to conditions and a s106 legal agreement to secure a commuted sum for play space, two affordable housing units in association with a Registered Social Landlord and land gifts to the Methodist Church for the purposes of an extension and the British Legion for community use.

Recommendation: Permit (Subject to Legal Agreement) 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 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. 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 HT7 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 and HT7 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 and HT7 of the Adopted Chorley Borough Local Plan Review.

6. 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, notwithstanding any such detail shown on previously submitted plan(s). 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. HT7 of the Adopted Chorley Borough Local Plan Review.

7. 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. HT7 of the Adopted Chorley Borough Local Plan Review.

8. Notwithstanding the details already submitted, this consent relates to the use of 'flush' fitting roof lights, only in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details shall include the model/make, exact dimensions and the fixing detail (including a cross section) of the roof light(s) to be used.

Reason : To protect the character and appearance of the building and in accordance with Policy No. HT7 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 and HT7of the Adopted Chorley Borough Local Plan Review.

10. Before the development hereby permitted is first commenced, samples of materials of all fences and walls to be erected to the site including its 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 HT7 of the Adopted Chorley Borough Local Plan Review.

11. No works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis, unless otherwise agreed in writing with the Local Planning Authority. This must be carried out by

a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

12. The garage hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, including the parking of cars. The garage shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy Nos. HS4 and HT7 of the Adopted Chorley Borough Local Plan Review.

13. The garage 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.

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. TR8 of the Adopted Chorley Borough Local Plan Review.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no extension to the dwelling, outbuilding, or other works permitted by Schedule 2, Part 1, Class A, B, C, D, E and H shall be constructed or erected without express planning permission first being obtained (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS7 of the Adopted Chorley Borough Local Plan Review.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A and Schedule 2, Part 2, Class C) or any Order revoking and re-enacting the Order, no external wall of the building to which this permission relates shall be painted, rendered or otherwise surface treated (other than as may expressly be authorised by this permission).

Reason: To protect the character and appearance of the locality and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

16. No development approved by this permission shall take place until the Local Planning Authority has approved a scheme for the provision and implementation of a surface water regulation system. 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.

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 No. EP17 of the Adopted Chorley Borough Local Plan Review.

18. The development hereby permitted shall be undertaken in strict accordance with the flood risk mitigation recommendations as identified in the Flood Risk Assessment (FRA) prepared by Hamilton Technical Services (dated August 2006) submitted with the application.

Reason: To ensure that the development will not be at an unacceptable risk of flooding.

19. Prior to the first occupation of any of the approved dwellings a 2.0m footway to adoptable standard shall be provided across the full frontage of the site to Westhead Road. The footway shall be constructed to the Lancashire County Council 'Specification for Construction of Estate Roads'.

Reason: To secure adequate vision from the site access and in the interest of pedestrian safety.

20. The new estate road/access between the site and Westhead Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place on the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

21. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan, before the use of the dwellings or Methodist Church extension hereby permitted become operative.

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

22. Before any development hereby permitted commences the applicant shall submit and have approved in writing by the Local Planning Authority a Method Statement detailing steps to be taken including mitigation measures if bats were to be encountered during construction or conversion works.

Reason: To ensure the protection of bats or barn owls at the site in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.
