

# REPORT OF DEVELOPMENT CONTROL COMMITTEE

## GENERAL REPORT

1. Since the last Council the Development Control Committee met on 24 April 2007, 27 May 2007 and 19 June 2007. This report refers briefly to the more significant proposals that were considered at these meetings.

## MEETING HELD ON 24 APRIL 2007

### Planning Application 07/00062/FULMAJ

2. We considered the above planning application that proposed the erection of 3 office blocks with a total floor area of approximately 5000 square metres. The proposed office blocks were on land south of Canal Mill (Botany Bay), which presently comprised of overspill car parking. The site was triangular in shape and was bounded by the M61 to the south west, the Leeds Liverpool Canal to the east and Botany Bay to the north. The office blocks were to be 3 storeys high.
3. In design terms, Policy Guidance Note 5 required that proposed development would be well related to its surroundings and the applicant had provided amended elevations of Unit 1 detailing fenestration to match the other units and hence were considered to be acceptable.
4. Whilst the buildings would be highly visible from the M61 when approaching Chorley and also from the Canal towpath, the development would enhance the character of the Botany Bay site and provide an attractive built form of development. The upgrade works to the Canal towpath and landscaping would also provide an improved and more attractive Canal side environment.
5. Vehicular access to the offices would be via the existing access at the northern end of the Botany Bay site from the A674. The level of car parking provision was considered to be acceptable and no comments on the application had been received by the Highways Agency.
6. Policy EP4 stated that planning conditions can be use to safeguard protected species affected by the development. The applicant had, at the request of Lancashire Council (Ecology) carried out surveys for Bats and Water Voles.
7. The Bat survey concluded that the development would not have an impact on roosting bats and that the impact on feeding resources would be fairly insignificant especially if a new hedge was to be planted.
8. The Water Vole Survey had identified their presence and recommended that a 5m buffer strip be maintained between the development and the bank of the Canal by amending the design of the development.
9. Japanese Knotweed was also found to be present within the application area and it was recommended that the applicant adopt working methods to prevent the spread of the species as a result of the development.
10. After considering the information in the officer's report we decided to grant full planning permission subject to the conditions set out in the report and the addendum sheet that was circulated at the meeting.

## **MEETING HELD 22 MAY 2007**

### **Planning Application 07/00248/REMAJ**

11. We considered the above reserved matters application for the erection of 76 dwellings in the form of two apartment blocks with associated parking, landscaping, bin stores, roads and sewers on parcel H8, Euxton Lane, Chorley.
12. The parcel fronted onto two sides of the formal green square, the other two sides had been approved in 2003 and had now been constructed. The design philosophy reflected that of the apartment blocks on the other side of the square with vertically proportioned windows. Traditional materials including brick and slate were proposed.
13. The two apartment blocks would be accessed separately and the County Highways Engineer was now satisfied with the amended plans in relation to car parking.
14. It was considered that the proposal accorded with Policies, GN2, GN5 and HS4 of the Adopted Chorley Borough Local Plan Review and the Buckshaw Village Residential Design Code. The proposals clearly reflected the apartments built on the other two sides of the square, therefore resulting in consistent design.
15. After considering the information in the officers report we decided to grant the reserved matter application subject to the conditions set out in the report.

### **Planning Application 07/00383/COU**

16. We considered the above planning application for the change of use from a residential dwelling house (C3) to a residential rehabilitation centre at Withnell House Rest Home, Bury Lane, Withnell.
17. The Committee received representations from the applicant, an objector and a ward councillor.
18. It was proposed that the centre would accommodate up to 30 clients most of whom would reside at the property for 6 – 9 months. There would be 13 members of staff based at the site working on a shift rota. The proposal also incorporated the erection of new fences to provide a secure play area for the children and residents.
19. The proposed change of use was considered to be appropriate development within the Green Belt and it was not considered that the level of vehicular movements generated by the premises would have an adverse impact on the openness of the Green Belt.
19. Members raised concerns in respect of the security implications of the proposal and the potential impact on the nearby residents.
20. A number of letters of objections had also been received from neighbouring residents, raising similar concerns, and after listening to the representations and considering the information in the officer's report we decided to refuse full planning permission on the grounds that the proposed development would by the nature of the proposed use as a rehabilitation centre lead to an increase in crime and fear of crime which is a material planning consideration and this was considered to be contrary to Section 17 of the Crime and Disorder Act 1998 and policy GN5 of the Adopted Chorley Borough Local Plan Review

## **MEETING HELD 19 JUNE 2007**

### **Planning Application 06/01341/FULMAJ**

21. The Committee considered an application for the redevelopment of Rectory Farm at Town Road, Croston entailing the erection of 6 four-bedroomed dwellings and the conversion of the existing barn to create 3 three-bedroomed apartments and associated garage spaces and visitors parking. The application also includes the erection of a rear extension to the adjacent Croston Trinity Methodist Church to create a Sunday School/communal facilities with associated car parking.
22. A total of 701 representations had been received in response to the consultation exercise on the proposal, the vast majority opposing the proposal, with 699 objections being in the form of a standard letter signed by local residents.
23. The application has been amended to reduce the number of proposed new dwellings and the Committee considered that the layout and design of the development are now acceptable in the Conservation Area, provided conditions to regulate the development (eg samples of material) are imposed.
24. 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 a number of community benefits, secured by legal agreement, must be weighed against this. Overall, it is considered that the two affordable units are sufficient and that the design and layout of the scheme will make a positive contribution to the Conservation Area.
25. After taking account of the planning factors, and following a site visit to the area, the Committee granted conditional planning permission for the development, subject to a Section 106 Agreement being completed to secure (i) a commuted sum for play space, (ii) two affordable housing units in association with a Registered Social Landlord, and (iii) land gifts to the Methodist Church for the purposes of an extension and the British Legion for community use.

### **Recommendation**

26. The Council is recommended to note the report.

COUNCILLOR H HEATON  
Chair of Development Control Committee

DS/AU

There are no background papers to this report.