

REPORT OF DEVELOPMENT CONTROL COMMITTEE

GENERAL REPORT

1. Since the last Council the Development Control Committee met on 11 September 2007 and 9 October 2007. This report refers briefly to the more significant proposals that were considered at these meetings.

11 September 2007

Planning Application 07/00568/FULMAJ

2. We considered the above planning application that sought permission for the erection of three wind turbines on land at Cliff Farm, Mawdesley. The application had been a re-submission following the withdrawal of a previous submission in 2006 due to an objection from Natural England, which had required monitoring in response to issues related to Whooper Swans.
3. The proposed wind turbines would have each comprised a column 55m in height supporting a three-blade rotor with a radius of 24.1m. Each turbine would be supported on a 15m square foundation buried 3.5m below the ground level and would be located in a compound area.
4. In addition it was proposed to erect rectangular, metal control sheds adjacent to the base of each turbine and a further transformer shed. Access to the site would be via an existing track from Cliffs Farm with two new additional lengths added to be able to access each of the turbines.
5. The proposed turbines were to be located in an area of flat, open countryside located on Mawdesley Moss between the settlements of Mawdesley and Croston. The site comprised of a flat area of farmland situated within the Green Belt as defined by the Chorley Borough Local Plan Review.
6. Objections and comments had been received from a number of different organisations and residents that had been consulted on the proposed development that were contained within the body of the report.
7. The Committee received a comprehensive detailed report from the Planning Officers and representations from two objectors, a supporter, the applicant and the two ward representatives.
8. It was considered that the proposed turbines would harm the open character of the Green Belt by reason of their siting, height and overall scale and would constitute inappropriate development for which no very special circumstances had been adequately demonstrated and therefore conflicted with PPG2 'Green Belts' and Policy DC1 'Development in the Green Belt' of the Chorley Borough Local Plan and PPG24 'Planning and Noise'

9. It was also considered that the applicant had failed to submit adequate information to enable the local planning authority to assess the potential impact of noise from the proposed wind turbines and the possible affect upon residential amenity and the surrounding environment contrary to Policy EP20 'Noise' of the Chorley Borough Local Plan and PPG24 'Planning and Noise'
10. After considering all the information that had been provided and listening to the representations we refused planning permission of the development.

Planning Application 07/00685/FUL

11. We considered the above planning application for the demolition of existing dwelling and the erection of five detached house and two bungalows at 54, Lancaster Lane, Clayton-Le-Woods, Leyland
12. The detached bungalows would be located to the north of the site and one of the bungalows would front on to Lancaster Lane. The two storey dwelling houses would be set back further on the site.
13. The Committee received representations from the applicant's agent, an objector and the ward representatives.
14. It was noted that a previous application for development of the site had been refused and although the applicant felt that they had addressed the issues raised, one of the reasons for refusal had been the potential to an influx of sporadic similar developments within the area that had the potential to impact on highway safety and the character of the area, and we felt that this was still a serious consideration to bear in mind.
15. After considering the information in the officer's report and listening to the representations we decided to refuse planning permission.

9 October 2007

Planning Application 07/00684/FULMAJ

16. We considered the above planning application for the erection of 25 residential properties, access alteration and the provision of existing residents parking on land to rear of 243-289, Preston Road, Clayton-Le-Woods
17. The application site had originally been a sand quarry and had been used more recently to accommodate garage accommodation. The site was not strictly considered a brownfield site as the site had had the opportunity to regenerate following the previous uses on the site.
18. As part of the proposal 30% of affordable housing was proposed on the site that equated to 8 units. The affordable housing would be on the shared

ownership scheme and would be in partnership with the Housing Association, Progress Housing Group, who were the applicants for the proposal.

19. The proposal would incorporate a number of different types of accommodation on varying levels.
20. The Committee received representations from the Applicants agent, an objector and the ward representative.
21. There were some concerns in respect of the proximity of the proposed dwellings to the existing terraced properties on Preston Road. A few of the properties had not met the required spacing standards and as such would have detrimentally have impacted on the neighbours amenities. The agent had been made aware of this and the scheme had been subsequently amended.
22. After considering all the information contained within the officer's report and listening to the representations we decided to grant planning permission subject to a legal agreement.

Recommendation

23. That the report be noted.

COUNCILLOR H HEATON
Chair of Development Control Committee

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There are no background papers to the report