

Development Control Committee

Tuesday, 8 January 2008

Present: Councillor David Dickinson, Eric Bell, Alan Cain, Henry Caunce, Michael Davies, Mike Devaney, Dennis Edgerley, Daniel Gee, Pat Haughton, Roy Lees, Adrian Lowe, June Molyneaux, Geoffrey Russell, Edward Smith and Ralph Snape

Officers: Jane Meek (Director of Development and Regeneration), Paul Whittingham (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services), Dianne Scambler (Trainee Democratic Services Officer) and Lyndsey Cookson (Planning Assistant)

08.DC.01 CLAIRE HALLWOOD

The Chair advised the Committee that Claire Hallwood (Deputy Director of Legal Services) would be leaving the Authority shortly and was attending her last meeting of the Development Control Committee.

The Chair, Committee and Officers thanked Ms Hallwood for her work and support to the Committee and wished her all the best for the future.

08.DC.02 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ball and Harold Heaton (Chair).

08.DC.03 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 11 December 2007 be confirmed as a correct record for signing by the Chair.

08.DC.04 DECLARATIONS OF ANY INTERESTS

No declarations of interest were declared.

08.DC.05 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business), submitted reports on seven planning applications to be determined by the Committee.

RESOLVED – That the planning applications as now submitted, be determined in accordance with the Committee's decision and recorded below.

(a) A3:07/01226/REMMAJ - Barratt Parcel formerly Multipart Distribution Limited, Pilling Lane, Chorley

Application No: 07/01226/REMMAJ
Proposal: Erection of 200 houses with associated roads, footpaths and works
Location: Baratt Parcel formerly Multipart Distribution Limited, Pilling Lane, Chorley

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Dennis Edgerley and subsequently **RESOLVED** to grant the reserved matters application subject to the receipt of the revised plans and the following conditions:

1. The proposed development must be begun not later than two years from the date of this permission or not later than five years from the date of the outline planning permission (reference 04/00934/OUTMAJ)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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 of the Adopted Chorley Borough Local Plan Review.

3. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

4. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details 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 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 HS4 of the Adopted Chorley Borough Local Plan Review.

5. 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 HS4 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and 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.

7. Prior to the commencement of the development hereby permitted, a Residential Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

8. 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 Nos. EP17 of the Adopted Chorley Borough Local Plan Review.

9. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.

10. The site shall be remediated in accordance with BAE Environmental Remediation Strategy Report (Reference: A0356-02-R1-1). Upon completion of the remediation works a verification/ completion report containing any validation sample results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control

11. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

12. The existing soil levels around the base of the trees to be retained shall not be altered.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

13. No more than 50 dwellings shall be occupied before the following works on the highway (in accordance with a scheme to be submitted to and agreed in writing by the local planning authority) are installed and operational

- toucan controlled crossing on Pilling Lane
- green arrow right turn aspect at the A6/Pilling Lane junction
- signing and carriageway lining for cyclists surrounding the site
- pedestrian provision at the A6/Pilling Lane junction
- the upgrading of the two closest existing bus stops to the site on Bolton Road to Quality Bus Standard

Reason: In the interests of highway safety and in accordance with Policies TR1, TR4 and HS6 of the Adopted Chorley Borough Local Plan Review.

14. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review.

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

16. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.

17. Prior to the commencement of the development a schedule for the phased repair/ replacement of the boundary walls shall be submitted to and approved in writing by the Local Planning Authority. The information shall include a structural report of the walls/boundary treatment and details of any retaining structures. The development shall be carried out in accordance with the approved schedule of works.

Reason: In the interests of the structural integrity of the site and the visual amenities of the area. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

19. Prior to the commencement of the development a tree survey of the site shall be undertaken. The survey shall detail the type and location of trees, provide details of the location of trees in respect of new houses, assess the quality of the trees and provide details of which are worthy of retention. This survey shall be submitted to the Local Planning Authority and the site shall be made available to the Local Planning Authority to assess the trees to ascertain which trees are both worthy and capable of retention. The Local Planning Authority will then provide written confirmation of which trees will be retained and which can be removed. The development thereafter shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the site and in accordance with EP9 of the Adopted Chorley Borough Local Plan Review.

20. Prior to commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact/site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The resident's consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: To ensure that the existing residents are fully aware of the progress of the development.

(b) A4:07/01227/REMMAJ - Formerly Multipart Distribution Limited, Pilling Lane, Chorley

Application No: 07/01227/REMMAJ

Proposal: Construction of access road, public open space, children's play area and associated landscaping

Location: Formerly Multipart Distribution Limited, Pilling Lane, Chorley

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Roy Lees and subsequently **RESOLVED to grant the reserved matters application subject to receipt of the revised plans and the following conditions:**

1. The proposed development must be begun not later than two years from the date of this permission or not later than five years from the date of the outline planning permission (reference 04/00934/OUTMAJ)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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 of the Adopted Chorley Borough Local Plan Review.

3. 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 of the Adopted Chorley Borough Local Plan Review.

4. The existing soil levels around the base of the trees to be retained shall not be altered.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

5. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

6. Prior to the commencement of the development a written schedule for the implementation of the equipped play area shall be submitted to and approved in

writing by the Local Planning Authority. The play area thereafter shall be implemented and completed in accordance with the approved schedule.

Reason: To ensure adequate provision for public open space and play area within the development and in accordance with Policy Nos. HS20 and HS21 of the Adopted Chorley Borough Local Plan Review.

7. Prior to the commencement of the development a tree survey of the site shall be undertaken. The survey shall detail the type and location of trees, provide details of the location of trees in respect of new houses, assess the quality of the trees and provide details of which are worthy of retention. This survey shall be submitted to the Local Planning Authority and the site shall be made available to the Local Planning Authority to assess the trees to ascertain which trees are both worthy and capable of retention. The Local Planning Authority will then provide written confirmation of which trees will be retained and which can be removed. The development thereafter shall be carried out in accordance with the approved details.

Reason: *In the interests of the visual amenities of the site and in accordance with EP9 of the Adopted Chorley Borough Local Plan Review.*

8. Prior to commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact/site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The resident's consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: *To ensure that the existing residents are fully aware of the progress of the development.*

(c) A5:07/01228/REMMAJ - Redrow Parcel formerly Multipart Distribution Limited, Pilling Lane, Chorley

(The Committee received representation from an objector the proposal)

Application No: 07/01228/REMMAJ
Proposal: Erection of 200 houses, with associated roads, footpaths, and works
Location: Redrow Parcel, formerly Multipart Distribution Limited, Pilling Lane, Chorley

Decision:
It was proposed by Councillor Adrian Lowe, seconded by Councillor Dennis Edgerley, and subsequently **RESOLVED to grant the reserved matters application subject to receipt of the revised plans and the following conditions:**

1. The proposed development must be begun not later than two years from the date of this permission or not later than five years from the date of the outline planning permission (reference 04/00934/OUTMAJ)

Reason: *Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and 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. 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 of the Adopted Chorley Borough Local Plan Review.

4. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details 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 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 HS4 of the Adopted Chorley Borough Local Plan Review.

6. 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 HS4 of the Adopted Chorley Borough Local Plan Review.

7. Prior to the commencement of the development hereby permitted, a Residential Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

8. 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 Nos. EP17 of the Adopted Chorley Borough Local Plan Review.

9. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.

10. The site shall be remediated in accordance with BAE Environmental Remediation Strategy Report (Reference: A0356-02-R1-1). Upon completion of the remediation works a verification/ completion report containing any validation sample results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control

11. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

12. The existing soil levels around the base of the trees to be retained shall not be altered.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

13. No more than 50 dwellings shall be occupied before the following works on the highway (in accordance with a scheme to be submitted to and agreed in writing by the local planning authority) are installed and operational:

- toucan controlled crossing on Pilling Lane
- green arrow right turn aspect at the A6/Pilling Lane junction
- signing and carriageway lining for cyclists surrounding the site
- pedestrian provision at the A6/Pilling Lane junction
- the upgrading of the two closest existing bus stops to the site on Bolton Road to Quality Bus Standard

Reason: In the interests of highway safety and in accordance with Policies TR1, TR4 and HS6 of the Adopted Chorley Borough Local Plan Review.

14. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.

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

16. Prior to the commencement of the development a schedule for the phased repair/ replacement of the boundary walls shall be submitted to and approved in writing by the Local Planning Authority. The information shall include a

structural report of the walls/boundary treatment and details of any retaining structures. The development shall be carried out in accordance with the approved schedule of works.

Reason: In the interests of the structural integrity of the site and the visual amenities of the area. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

18. Prior to the commencement of the development a tree survey of the site shall be undertaken. The survey shall detail the type and location of trees, provide details of the location of trees in respect of new houses, assess the quality of the trees and provide details of which are worthy of retention. This survey shall be submitted to the Local Planning Authority and the site shall be made available to the Local Planning Authority to assess the trees to ascertain which trees are both worthy and capable of retention. The Local Planning Authority will then provide written confirmation of which trees will be retained and which can be removed. The development thereafter shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the site and in accordance with EP9 of the Adopted Chorley Borough Local Plan Review.

19. Prior to commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact/site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The resident's consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: To ensure that the existing residents are fully aware of the progress of the development.

(d) **A1:07/01089/FULMAJ - Hall O'th Hill, Chorley Road, Heath Charnock, Lancashire, PR6 9HX**

Application No: 07/01089/FULMAJ
Proposal: Replacement Poultry Cabin
Location: Hall O'th Hill, Chorley Road, Heath Charnock, Lancashire, PR6 9HX

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Adrian Lowe, and was subsequently **RESOLVED to grant full planning permission 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 51 of the Planning and Compulsory Purchase Act 2004.

2. There shall be no discharge of foul or contaminated water from the site into either ground water or any surface waters, whether direct or via soakaways.
Reason: To prevent pollution of the water environment and in accordance with Policy EP17 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 buildings (notwithstanding any details shown on the 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 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 of the Adopted Chorley Borough Local Plan Review

(e) **A2:07/01197/FULMAJ - H M Prison Wymott, Ulnes Walton, Lancashire, PR26 8LX**

Application No: 07/01197/FULMAJ

Proposal: Erection of sixty four-place prisoner block with ancillary soft tarmac multi court exercise area, extension to staff car park and provision of additional visitors car parking spaces.

Location: HM Prison Wymott, Moss Lane, Ulnes Walton, Lancashire PR26 8LX

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Roy Lees, and was subsequently **RESOLVED to grant full planning permission 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 51 of the Planning and Compulsory Purchase Act 2004.

2. 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.

3. Prior to the first use of the new prisoner accommodation block and the car parking spaces hereby permitted, a Travel Plan, as defined by this permission, shall have been submitted to and approved in writing by the Local Planning Authority (in consultation with Lancashire County Council).

The Travel Plan shall provide details of the following: -

- (a) A summary of the prisons particular transport and road safety issues;
- (b) Evidence and results of consultation with staff and visitors and other interested parties;
- (c) Targets and measures to minimize the impact of and a reduction in private car use for the journey to and from the prison by staff and visitors;
- (d) A summary of the prisons current road safety policies and practices and, details of any new and proposed initiatives including a planned timetable of introduction and;
- (e) Proposals for monitoring the progress of the Travel Plan including a timetable for its implementation and review.

The Travel Plan shall be implemented within the timescales set out in the approved Travel Plan document and shall be audited and updated, the details of which shall then be submitted for written approval to the Local Planning Authority (in consultation with Lancashire County Council) at intervals not greater than 18 months after the date of the written approval of the initial Travel Plan document referred to above and prior to the 18 month anniversary of this date thereafter. A Travel Plan is a document setting out a package of measures

for reducing the number of car trips made to the development and the promotion of alternative methods of travel.

Reason: To ensure the safe operation of the car parks, to reduce dependence of private car journeys to and from the prison by staff and visitors, in the interests of road safety and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review and the Lancashire Parking Standards.

(f) B1:07/01320/REM - Land 130m East of 20, Darwen Fold Close, Buckshaw Village, Lancashire

Application No: 07/01320/REM
Proposal: Construction of Community Hall, associated car parking, service roads and surrounding Public Open Space.
Location: Land 130m East of 20, Darwen Fold Close, Buckshaw Village, Lancashire.

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Adrian Lowe and was subsequently **RESOLVED to grant full planning permission 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 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building (notwithstanding any details 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 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 of the Adopted Chorley Borough Local Plan Review.

3. Prior to the commencement of the development full details of the proposed play area shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed layout and type and specification of equipment proposed. The development thereafter shall be carried out in accordance with the approved details. The implementation of the play area shall commence at the same time as the development as a whole and shall be completed prior to the occupation of the community centre.

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

4. 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 Nos. EP17 of the Adopted Chorley Borough Local Plan Review

(g) B2:07/01347/CB3 - Land 7m South of 67, Brown Street, Chorley

Application No: 07/01347/CB3
Proposal: Erection of 8 metre galvanised column for hosting CCTV Camera
Location: Land 7m South of 67, Brown Street, Chorley

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Eric Bell, and was subsequently **RESOLVED to grant the Regulation 3 application subject to the following condition:**

The proposed development must be begun no later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

08.DC.06 PLANNING APPEALS AND DECISIONS REPORT

The Committee received a report of the Corporate Director (Business) giving the notification of the lodging of two appeals against the refusal of planning permission, one appeal that had been dismissed and one appeal that had been allowed.

The Committee also received notification of one enforcement appeal that had been allowed and three appeals that had been allowed by Lancashire County Council.

RESOLVED – That the report be noted.

08.DC.07 OBJECTION TO TREE PRESERVATION ORDER NO.2 (WHITTLE-LE-WOODS) 2007

The Corporate Director (Business) submitted a report seeking the Committees instructions as to whether to confirm the Tree Preservation Order No.2 (Whittle-Le-Woods) 2007.

An outline planning application had been received for a single dwelling in the grounds of Mount Villa. Although Chorley Rural District Council had made a Tree Preservation Order in 1972, the status of the order had been in doubt, and in light of significant changes that had taken place since, it was considered expedient to place a new Tree Preservation Order on the trees.

A Tree Preservation Order was then placed on a group of nine trees located within the grounds of Mount Villa, 228, Whittle-Le-Woods, Chorley.

One letter of objection had been received from the owners of Mount Villa on the grounds that Tree nine (a Sycamore) should not be protected due to maintenance requirements and the perceived lower intrinsic value of this species. The occupants had also objected to the Order placed on four Sweet Chestnut trees (Tree four, Tree five, Tree seven and Tree eight) due to the danger posed by falling fruit.

The objection to the protection of the Sycamore (T9) was noted. As this tree sat within the middle of the group rather than the edge it was considered that the felling of this tree would not have a detrimental impact on the visual amenity of the area. However it was considered that the Sweet Chestnut trees were of a sufficient distance from the property to warrant their continued protection.

RESOLVED – That the Tree Preservation Order No 2 (Whittle-Le-Woods) 2007 be confirmed subject to the one modification, that the following tree T9 (Sycamore) be removed from the Order.

08.DC.08 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS) IN CONSULTATION WITH THE CHAIR AND VICE-CHAIR OF THE COMMITTEE

The Committee received, for information, tables listing 15 planning applications for Category 'B' development proposals which had, or were intended to be, determined by the Corporate Director (Business) under the adopted scheme of delegations,

following consultation with the Chair and Vice-Chair of the Committee at meetings held on 11 and 19 December 2007.

RESOLVED – That the reports be noted.

08.DC.09 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS)

The Committee received, for information, a schedule listing the remainder of the planning applications that had been determined by the Corporate Director (Business) under delegated powers between 27 November and 18 December 2007.

RESOLVED – That the schedule be noted.

Chair