

Development Control Committee

Tuesday, 5 February 2008

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Eric Bell, Alan Cain, 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 (Corporate Director (Business)), Andrew Docherty (Corporate Director of Governance), Paul Whittingham (Development Control Manager), Nicola Hopkins (Planning Officer) and Dianne Scambler (Trainee Democratic Services Officer)

08.DC.10 APOLOGIES FOR ABSENCE

Apologies were received from Councillors Ken Ball and Henry Counce

08.DC.11 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 8 January 2008 be held as a correct record for signing by the Chair.

08.DC.12 DECLARATIONS OF ANY INTERESTS

In accordance with the provisions of the Local Government Act 2000, the Councils Constitution and the Members Code of Conduct, the following Members declared a prejudicial interest in relation to the planning application and agenda item listed below:

Councillor Alan Cain	Planning application 07/01332/FULMAJ
Councillor Dennis Edgerley	Planning application 07/01332/FULMAJ

The following Member declared a personal interest and remained in the room whilst the item was discussed, but took no part in the voting on the motion for the agenda item listed below:

Councillor Pat Haughton	Planning application 07/00568/FULMAJ
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08.DC.13 PLANNING APPLICATIONS AWAITING DECISION

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

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

(a) **A1:07/01332/FULMAJ - Parcel 9, Land 106m east of 74, Keepers Wood Way, Chorley**

(Councillors Alan Cain and Dennis Edgerley each declared a prejudicial interest in the application and left the meeting during the discussion and voting on the proposal)

(The Committee received representations from an objector to the proposal and a representative of the applicant)

Application no: 07/01332/FULMAJ
Proposal: Erection of 24 no dwellings
Location: Parcel 9, Land 106m East of 74, Keepers Wood Way, Chorley
Decision:

It was proposed by Councillor Eric Bell, seconded by Councillor Danny Gee, and was subsequently **RESOLVED (14:1) 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. Before the development hereby permitted is first commenced, full details of the measures to be incorporated into the development to prevent the ingress of landfill gas shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall only be constructed in accordance with the approved scheme of landfill gas ingress prevention measures.

Reason: To protect occupiers from the ingress of landfill gas and in accordance with Government advice contained in PPS23: Planning and Pollution Control

3. No development shall take place until a scheme for the provision and implementation of a surface water regulation has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the scheme has been implemented in accordance with the approved plans

Reason: To secure proper drainage and to prevent flooding and in accordance with Government advice contained in PPS25 Development and Flood Risk

4. No development shall take place within 10 metres of the gas vent stacks to the north of the application site.

Reason: In the interests of safety and in accordance with Government advice contained in PPS23: Planning and Pollution Control

5. 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 plans. 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.

6. 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 of the Adopted Chorley Borough Local Plan Review.

7. 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.

8. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review

14. No development shall take place until :

a) methodology for investigation and assessment of ground contamination has been submitted to and approved in writing by the Local Planning Authority. The

investigation and assessment shall be carried out in accordance with current best practice including British Standard 10175:2001 "Investigation of potentially contaminated sites – Code of Practice". The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;

b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;

c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works, a validation report containing any validation sampling results have been 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

(b) B1:07/01384/FUL - Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston PR5 0RY

Application no: 07/01384/FUL

Proposal: Conversion of former Methodist Chapel building to residential property

Location: Hoghton Methodist Chapel. Chapel Lane, Hoghton, Preston

Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor Mike Devaney, and subsequently **RESOLVED (15:0) to grant planning permission subject to a Legal Agreement and 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. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

3. Before occupation of the dwelling hereby permitted, the amenity area, as shown on the approved plan stamp dated 28th January 2008, shall have been created and delineated from the rest of the graveyard and thereafter remain freely available for use by the occupants of the Chapel as converted.

Reason: To provide the occupiers with reasonable amenity space for the storage of bins.

4. Before occupation of the dwelling hereby permitted, the bin store, as detailed on the approved plans (the plans and elevations dated 28th January 2008), shall have been constructed and thereafter remain freely available for bin storage.

Reason: To protect the setting of the listed building and in accordance with policy HT3 of the adopted Chorley Borough Local Plan.

5. The window in the first floor of the building's west elevation serving the en-suite bathroom to bedroom 2, as shown on drawing no. P.458.A/02, shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy No. GN5 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. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

7. Unless otherwise agree in writing, 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, which should a photographic record of any internal features that are to be removed in the course of the conversion. The building recording should be completed to the standard as defined by the Royal Commission on the Historical Monuments of England (RCHME) at level 4. 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. HT6 of the Adopted Chorley Borough Local Plan Review.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending or revoking and re-enacting that Order, no alteration, extension, outbuilding or other works permitted by Schedule 2, Part 1, Class A, B, C, D, E , F, G 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 building and locality and in accordance with Policy No. DC1, DC7A and HT3 of the Adopted Chorley Borough Local Plan Review.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of the dwelling hereby permitted (other than those expressly authorised by this permission) without express planning permission first being obtained.

Reason: To protect the appearance of the building and locality and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.

10. The approved plans are:

Title:	Date:
Site Plan	Received 11 th January 2008
Plan Showing Amenity Area	Stamp dated 28 th January 2008
Proposed Plans and Elevations	Stamp dated 28 th January 2008

Reason: To define the permission and in the interests of the proper development of the site.

11. Before the development hereby permitted is first commenced, full details of the height and appearance of the railings to be erected (notwithstanding any such detail shown on previously submitted plan(s)) around the amenity area shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the railings have been erected in conformity with the approved details.

Reason: *To ensure a visually satisfactory form of development and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.*

12. Before development commences, and notwithstanding the details already submitted, a scheme for the retention of at least two pews to be retained in the building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include which pews are to be retained and their position within the building. The pews shall thereafter be retained in the position agreed unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To safeguard examples of the history of the building and in accordance with policy HT2 of the Adopted Chorley Borough Local Plan Review.*

13. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials to the proposed amenity area (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 HT2 of the Adopted Chorley Borough Local Plan Review.*

14. Before development commences, the recommendations in the Bat Survey Report undertaken by Ecology Services UK Ltd dated 24th January 2008 (detailed at paragraphs 8.2.1 and 8.2.2 of the report) should be carried out and then submitted to and agreed to in writing by the Local Planning Authority. Following this, a Method Statement for detailing how any detrimental impacts on the conservation status of the bat population will be avoided during and after the development (including a programme of monitoring) shall be submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be then implemented in full as laid out in the document, unless otherwise agreed in writing with the Local Planning Authority.

Reason: *To protect the conservation status of the bat population and in accordance with policy EP4 of the adopted Chorley Borough Local Plan Review.*

(c) B2:07/01385/LBC - Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston PR5 0RY

Application no: 07/01385/LBC

Proposal: Listed Building Consent for the conversion of former Methodist Chapel building to residential property

Location: Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston

Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor Mike Devaney, and subsequently **RESOLVED (15:0)** to grant the **Listed Building Consent 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. 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. HT2 of the Adopted Chorley Borough Local Plan Review.*

3. Before occupation of the dwelling hereby permitted, the amenity area as shown on the approved plan stamp dated 28th January 2008 shall have been created and delineated from the rest of the graveyard and thereafter remain freely available for use by the occupants of the Chapel as converted.

Reason: To provide the occupiers with reasonable amenity space for the storage of bins.

4. Before occupation of the dwelling hereby permitted, the bin store, as detailed on the approved plans (plans and elevations stamp dated 28th January 2008), shall have been constructed and thereafter remain freely available for bin storage.

Reason: To protect the setting of the listed building and in accordance with policy HT3 of the adopted Chorley Borough Local Plan.

5. The window in the first floor of the building's west elevation serving the en-suite bathroom to bedroom 2, as shown on drawing no. P.458.A/02, shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy No. GN5 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. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

7. Unless otherwise agree in writing, 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, which should a photographic record of any internal features that are to be removed in the course of the conversion. The building recording should be completed to the standard as defined by the Royal Commission on the Historical Monuments of England (RCHME) at level 4. 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. HT6 of the Adopted Chorley Borough Local Plan Review.

8. This consent relates to the following plans:

Title:	Received:
Site Plan	Received 11 th January 2008
Plan Showing Amenity Area	Stamp dated 28 th January 2008
Proposed Plans and Elevations	Stamp dated 28 th January 2008

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

9. Before the development hereby permitted is first commenced, full details of the height and appearance of the railings to be erected (notwithstanding any such detail shown on previously submitted plan(s)) around the amenity area shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the railings have been erected in conformity with the approved details.

Reason: *To ensure a visually satisfactory form of development and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.*

10. Before development commences, and notwithstanding the details already submitted, a scheme for the retention of at least two pews to be retained in the building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include which pews are to be retained and their position within the building. The pews shall thereafter be retained in the position agreed unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To safeguard examples of the history of the building and in accordance with policy HT2 of the Adopted Chorley Borough Local Plan Review.*

11. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials to the proposed amenity area (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 HT2 of the Adopted Chorley Borough Local Plan Review.*

12. Before development commences, the recommendations in the Bat Survey Report undertaken by Ecology Services UK Ltd dated 24th January 2008 (detailed at paragraphs 8.2.1 and 8.2.2 of the report) should be carried out and then submitted to and agreed to in writing by the Local Planning Authority. Following this, a Method Statement for detailing how any detrimental impacts on the conservation status of the bat population will be avoided during and after the development (including a programme of monitoring) shall be submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be then implemented in full as laid out in the document, unless otherwise agreed in writing with the Local Planning Authority.

Reason: *To protect the conservation status of the bat population and in accordance with policy EP4 of the adopted Chorley Borough Local Plan Review.*

(d) **B3:07/01386/FUL - Sunday School, Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston PR5 0RY**

Application no: 07/01386/FUL
Proposal: Conversion of former Sunday school building to residential property
Location: Sunday school, Hoghton Methodist Chapel, Chapel Lane, Hoghton

Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor Eric Bell, and subsequently **RESOLVED (15:0) to grant planning permission subject to a Legal Agreement and 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. 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. HT2 of the Adopted Chorley Borough Local Plan Review.*

3. Before the occupation of the dwelling hereby permitted, the amenity area as shown on the approved plan stamp dated 28th January 2008, shall have been created and delineated from the rest of the graveyard and thereafter remain freely available for use by the occupants of the Sunday School as converted.

Reason: To provide the occupiers with reasonable amenity space for the storage of bins.

4. Before occupation of the dwelling hereby permitted, the bin store, as detailed on the approved plans (the plans and elevations dated 28th January 2008), shall have been constructed and thereafter remain freely available for bin storage.

Reason: To protect the setting of the listed building and in accordance with policy HT3 of the adopted Chorley Borough Local Plan Review.

5. All windows in the first floor of the building's east elevation serving the hall/landing and en-suite bathroom as shown on drawing no. P.458.A/11 shall be fitted with non-opening windows with obscure glass, and non-opening obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

6. The rooflights in the rear (east) roof slope of the Sunday School as shown on drawing no. P.458.A/11 shall be fixed non-opening rooflights and shall be retained as such at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

7. 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 with the local planning authority, shall be inserted or constructed at any time in the dwelling hereby permitted.

Reason: To protect the amenities and privacy of the adjoining property and in the interests and character of the building.

8. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

9. Unless otherwise agreed in writing, 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. The building recording should be completed to the standard as defined by the Royal Commission on the Historical Monuments of England (RCHME) at level 4. 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. HT6 of the Adopted Chorley Borough Local Plan Review.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending or revoking and re-enacting that Order, no alteration, extension, outbuilding or other works

permitted by Schedule 2, Part 1, Class A, B, C, D, E, F, G 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 Nos. DC1, DC7a and HT3 of the Adopted Chorley Borough Local Plan Review.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.

12. The approved plans are:

Title:

Date:

Site Plan

Received 11th January 2008

Plan Showing Amenity Area

Stamp dated 28th January 2008

Proposed Plans and Elevations

Stamp dated 28th January 2008

Reason: To define the permission and in the interests of the proper development of the site.

13. Before the development hereby permitted is first commenced, full details of the height and appearance of the railings to be erected (notwithstanding any such detail shown on previously submitted plan(s)) around the amenity area shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the railings have been erected in conformity with the approved details.

Reason: To ensure a visually satisfactory form of development and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.

14. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials to the proposed amenity area (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 HT2 of the Adopted Chorley Borough Local Plan Review.

15. Before development commences, the recommendations in the Bat Survey Report undertaken by Ecology Services UK Ltd dated 24th January 2008 (detailed at paragraphs 8.2.1 and 8.2.2 of the report) should be carried out and then submitted to and agreed to in writing by the Local Planning Authority. Following this, a Method Statement for detailing how any detrimental impacts on the conservation status of the bat population will be avoided during and after the development (including a programme of monitoring) shall be submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be then implemented in full as laid out in the document, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the conservation status of the bat population and in accordance with policy EP4 of the adopted Chorley Borough Local Plan Review.

(e) **B4:07/01387/LBC - Sunday School, Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston PR5 0RY**

Application no:

07/01387/LBC

Proposal:

Listed Building Consent for the conversion of former Sunday school building to residential property

Location:

Sunday school, Hoghton Methodist Chapel, Chapel Lane, Hoghton

Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor Eric Bell, and was subsequently **RESOLVED (15:0)** to grant the Listed Building Consent 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. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

3. Before the occupation of the dwelling hereby permitted, the amenity area, as shown on the approved plan stamp dated 28th January 2008, shall have been created and delineated from the rest of the graveyard and thereafter remain freely available for use by the occupants of the Sunday School as converted.

Reason: To provide the occupiers with reasonable amenity space for the storage of bins.

4. Before occupation of the dwelling hereby permitted, the bin store, as detailed on the approved plans (the plans and elevations dated 28th January 2008), shall have been constructed and thereafter remain freely available for bin storage.

Reason: To protect the setting of the listed building and in accordance with policy HT3 of the adopted Chorley Borough Local Plan Review.

5. All windows in the first floor of the building's east elevation serving the hall/landing and en-suite bathroom as shown on drawing no. P.458.A/11 shall be fitted with non-opening windows with obscure glass, and non-opening obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

6. The rooflights in the rear (east) roof slope of the Sunday School as shown on drawing no. P.458.A/11 shall be fixed non-opening rooflights and shall be retained as such at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

7. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

8. Unless otherwise agreed in writing, 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. The building recording should be completed to the standard as defined by the Royal Commission on the Historical Monuments of England (RCHME) at level 4. 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. HT6 of the Adopted Chorley Borough Local Plan Review.

9. This consent relates to the following plans:

Title:	Date:
Site Plan	Received 11th January 2008
Plan Showing Amenity Area	Stamp dated 28th January 2008
Proposed Plans and Elevations	Stamp dated 28th January 2008

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

10. Before the development hereby permitted is first commenced, full details of the height and appearance of the railings to be erected (notwithstanding any such detail shown on previously submitted plan(s)) around the amenity area shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the railings have been erected in conformity with the approved details.

Reason: To ensure a visually satisfactory form of development and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.

11. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials to the proposed amenity area (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 HT2 of the Adopted Chorley Borough Local Plan Review.

12. Before development commences, the recommendations in the Bat Survey Report undertaken by Ecology Services UK Ltd dated 24th January 2008 (detailed at paragraphs 8.2.1 and 8.2.2 of the report) should be carried out and then submitted to and agreed to in writing by the Local Planning Authority. Following this, a Method Statement for detailing how any detrimental impacts on the conservation status of the bat population will be avoided during and after the development (including a programme of monitoring) shall be submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be then implemented in full as laid out in the document, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the conservation status of the bat population and in accordance with policy EP4 of the adopted Chorley Borough Local Plan Review.

08.DC.14 HOUSEHOLDER DESIGN GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT

The Corporate Director (Business) submitted a report informing Members about the responses that had been received in relation to the public consultation carried out on the further draft Householder Design Guidance Supplementary Planning Document (SPD) and sought endorsement of the recommendation to adopt the document.

The community involvement consultation had resulted in some comments that had been helpful and had prompted improvements to the document. It was anticipated that the guidelines would help to improve the quality of the build environment across the District by encouraging good design and by improving a clear basis for negotiation and consistent decision making.

It was proposed by Councillor Dennis Edgerley, seconded by Councillor A Lowe, and was subsequently **RESOLVED to recommend that the Executive Cabinet endorse**

the adoption of the Householder Design Guidance Supplementary Planning Document with any minor textural amendments being delegated to the Corporate Director (Business).

08.DC.15 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Corporate Director (Business) giving the notification of one enforcement appeal that had been lodged and one appeal that had been allowed by Lancashire County Council.

RESOLVED – That the report be noted.

08.DC.16 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received for information, tables listing 12 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 8 and 23 January 2008

RESOLVED – That the report be noted.

08.DC.17 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 19 DECEMBER TO 21 JANUARY 2008

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 19 December 2007 and 21 January 2008.

RESOLVED – That the schedule be noted.

08.DC.18 INTERIM PLANNING STATEMENT - HOUSING DEVELOPMENT IN GARDEN CURTILAGES

The Chair accepted as urgent, consideration of this item, not included on the agenda to provide Members of the Committee with information on the Interim Planning Statement – Housing Development in Garden Curtilages before the next meeting of the Committee.

The Corporate Director (Business) had submitted a note that outlined to the Members the key national and local planning policies that are used by the Council when assessing applications for new residential development in gardens in the Borough.

RESOLVED – That the report be noted.

08.DC.19 07/00568/FULMAJ - ERECTION OF 3 WIND TURBINES AT CLIFFS FARM, WOOD LANE, MAWDESLEY

The Chair accepted as urgent, consideration of this item, not included on the agenda in order to consider the removal of a reason for refusal being removed against planning application 07/00568/FULMAJ in advance of a possible appeal

(Councillor Pat Haughton declared a personal interest in the following application; she stayed in the meeting but took no part in the discussion or voted on the proposal)

The Corporate Director (Business) submitted a report to update Members in relation to information that had been provided following the refusal of planning permission of application 07/00568/FULMAJ – Erection of 3 wind turbines at Cliffs Farm, Wood Lane, Mawdesley, and to determine the Council's position in relation to any appeal that may be submitted.

The planning permission had been refused for the three wind turbines at Cliff's Farm at the Development Control Committee held on 11 September 2007.

The two reasons for refusal related to:

- 1) inappropriate development in the Green Belt and
- 2) insufficient information submitted to enable the planning authority to assess the impact of the development in terms of noise.

The applicant had since submitted further information in respect of the noise impact (background noise monitoring data) which had been assessed by the Council's Environmental Health Services Section who had been satisfied that the additional information addressed the Council's concerns in respect of noise generation.

It was proposed by Councillor Adrian Lowe, seconded by Councillor Roy Lees, and was subsequently **RESOLVED to remove the second reason for refusal for insufficient information submitted to enable the planning authority to assess the impact of the development in terms of noise.**

Chair