

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	11.11.08

GROUP ONE OUTLINE PLANNING APPLICATION UPDATE

PURPOSE OF REPORT

- To provide members with an update on the progress of the Outline Planning Application at Group One, Buckshaw Village (08/00910/OUTMAJ)

RECOMMENDATION

- That the report be noted.

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives: -
 - Involving people in their communities
 - Develop the Character and feel of Chorley as a good place to live
 - Ensure Chorley is a performing Organisation.

FURTHER INFORMATION

- As members are aware an outline planning application has been submitted for the redevelopment of the site known as Group One located to the south west corner of Buckshaw Village. This site forms the last remaining part of the Royal Ordnance Factory and the redevelopment of the site will form an extension to the Village
- The sites falls within the administrative boundaries of both Chorley and South Ribble Council however Chorley Council are leading on the planning application.
- Initially approximately 2500 neighbour letters were sent out informing neighbours of the proposal. The time period for neighbours to make comments was extended to allow 5 weeks to make comments although the letter also made it clear that comments would be accepted and taken into consideration throughout the whole application process. Additionally the neighbours were advised of a public drop in session which was held in the Lancastrian Suite on Thursday 9th October. At this session neighbours were invited to attend to ask specific questions/ raise any concerns. Chorley Planning Officers, the site owners, BAE, and the agent for the application were in attendance. The extended period for comments and the drop in session were held to ensure the residents were involved within the application.

- 7 To date 12 letters of objection have been received in respect of the application along with two letters not objecting but raising some concerns. 1 neighbour attended the drop in session. The main concerns are summarised below:
- loss of countryside and impact on wildlife
 - enough housing and commercial premises in the Borough already
 - noise and disturbance
 - smells already produced at the site
 - loss of trees along the railway- no justification and any replacement trees need to be substantial
 - extra traffic- impact on existing highways- impact by lorries using the A49
 - impact on existing services- requirements for additional services
 - can more industrial development and housing be sustained in the current economic climate?
- 8 Additionally a 'brainstorming day' was held on Tuesday 7th October with Chorley and South Ribble Planning Officers and the Council's Legal Advisor, David Walton. A number of Statutory and other consultees attended this session and raised their concerns/ queries with the scheme. These, along with the neighbours concerns, will be reported back to BAE and agents for the application, Cass Associates, and are likely to lead to amendments to the scheme
- 9 A further update will be provided at the next DC Committee

J E MEEK
CORPORATE DIRECTOR (BUSINESS)

Background Papers			
Document	Date	File	Place of Inspection
Report Author	Ext	Date	Doc ID
Nicola Hopkins	5214	14.10.08	