

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director (Customer and Digital)	Development Control Committee	11 December 2018

ADDENDUM

ITEM 3a – 18/00800/OUT – Land Adjacent 8 Miller Avenue, Abbey Village

The recommendation remains as per the original report

(1)No. further letter of objection has been received setting out the following issues:

- The previous application for 3 dwellings was a precursor to this application.
- Impact on highway safety
- Impact on privacy
- Impact on wildlife
- This development would be a foothold for future development

ITEM 3b- 18/00746/FUL –Land Adjacent To 1 Melling Close, Bolton Road, Adlington

The recommendation remains as per the original report.

Correction to the description of the proposal:

Erection of 1no. dwelling and access.

Correction to original report:

The original report at paragraph 22 refers to French doors to the side facing elevation of 62A however the reference should be to a window.

Suggested conditions are as follows:

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 be carried out in accordance with the approved plans below:

Reason: For the avoidance of doubt and in the interests of proper planning

Title	Plan Ref	Received On
-------	----------	-------------

Proposed Planning Layout Site Extension	W0262/PL/SE/10 1 REV B	31 August 2018
Location Plan Site Extension	W0262/LP/SE/10 0	31 July 2018
Elevational Treatments	W21 110D SUB 01	31 July 2018
Floor Plans	W21 110 4D 600	31 July 2018
1800MM HIGH TIMBER SCREEN FENCE DETAIL WITH GATE (F2)	W21 SD(140) 05 02	31 July 2018
1800MM HIGH TIMBER SCREEN FENCE DETAIL WITH BRICK PIER (F5)	W21 SD(140) 05 05	31 July 2018

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: To ensure that the materials used are visually appropriate to the locality.

4. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.

5. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.

6. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.

7. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building finished floor 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 plan(s). The development shall be carried out strictly in conformity with the approved details.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.

8. Prior to the commencement of the development hereby approved a scheme for the construction of the site access shall be submitted to and approved in writing by the Local Planning Authority. The dwellinghouse shall not be occupied until access has been provided in accordance with the approved scheme and made available for use.

Reason: To ensure a satisfactory access is provided to serve the development in the interests of highways safety.

f ITEM 3f 18/00893/FUL - Pole Green Nurseries, Church Lane, Charnock Richard, Chorley, PR7 5NH

The recommendation remains as per the original report/

1/No. further letter of objection has been received setting out the following issues:

- The business at the site has expended to such an extent that it is no longer in keeping with its surroundings.
- It is of an industrial scale out of keeping with its neighbours.
- Noise impact from workmen and machinery and staff working long hours into the night causing noise pollution.
- There would be disruption as a result of increased deliveries to the site and resultant noise.
- The business should be more considerate towards its neighbours.
- The business has outgrown its current site.
- Works were commenced before the planning application was submitted.

g ITEM 3g 18/00894/FUL - Barracks Farm, 1 Chapel Lane, Hoghton, Preston

The recommendation remains as per the original report

(2)No. further letters of objection have been received setting out the following issues:

- Loss of privacy from overlooking.
- Impact on light and outlook through overbearing.
- Rendered blockwork would not be in keeping with the character of the stone properties on Chapel Lane.
- Density is not in keeping.
- Impact on highway safety.
- Impact on the health of neighbouring occupiers from dust, noise and disruption during construction.
- Lack of local amenities
- No more houses are required in Hoghton.
- No need for larger houses.
- Log burners are not suitable for new properties.
- Concerns over surface water being directed into the watercourse.

- The Shippon should be maintained in its entirety.

The following conditions are recommended:

No.	Condition																					
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>																					
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="368 640 1350 1043"> <thead> <tr> <th data-bbox="368 640 762 672">Title</th> <th data-bbox="762 640 1050 672">Drawing Reference</th> <th data-bbox="1050 640 1350 672">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="368 672 762 730">Location plan</td> <td data-bbox="762 672 1050 730">L/00/01</td> <td data-bbox="1050 672 1350 730">21 September 2018</td> </tr> <tr> <td data-bbox="368 730 762 788">Proposed site plan</td> <td data-bbox="762 730 1050 788">L/32/02G</td> <td data-bbox="1050 730 1350 788">21 September 2018</td> </tr> <tr> <td data-bbox="368 788 762 853">Plot One proposed plans and elevations</td> <td data-bbox="762 788 1050 853">PL/01/01</td> <td data-bbox="1050 788 1350 853">21 September 2018</td> </tr> <tr> <td data-bbox="368 853 762 916">Plot Two proposed plans and elevations</td> <td data-bbox="762 853 1050 916">PL/02/01</td> <td data-bbox="1050 853 1350 916">21 September 2018</td> </tr> <tr> <td data-bbox="368 916 762 981">Plot Three proposed plans and elevations</td> <td data-bbox="762 916 1050 981">PL/03/01</td> <td data-bbox="1050 916 1350 981">21 September 2018</td> </tr> <tr> <td data-bbox="368 981 762 1043">Plot Four proposed plans and elevations</td> <td data-bbox="762 981 1050 1043">PL/04/01</td> <td data-bbox="1050 981 1350 1043">21 September 2018</td> </tr> </tbody> </table> <p>Reason: For the avoidance of doubt and in the interests of proper planning</p>	Title	Drawing Reference	Received date	Location plan	L/00/01	21 September 2018	Proposed site plan	L/32/02G	21 September 2018	Plot One proposed plans and elevations	PL/01/01	21 September 2018	Plot Two proposed plans and elevations	PL/02/01	21 September 2018	Plot Three proposed plans and elevations	PL/03/01	21 September 2018	Plot Four proposed plans and elevations	PL/04/01	21 September 2018
Title	Drawing Reference	Received date																				
Location plan	L/00/01	21 September 2018																				
Proposed site plan	L/32/02G	21 September 2018																				
Plot One proposed plans and elevations	PL/01/01	21 September 2018																				
Plot Two proposed plans and elevations	PL/02/01	21 September 2018																				
Plot Three proposed plans and elevations	PL/03/01	21 September 2018																				
Plot Four proposed plans and elevations	PL/04/01	21 September 2018																				
3.	<p>Prior to the commencement of development, other than demolition and enabling works, samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>																					
4.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) 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.</p> <p>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>																					
5.	<p>Before the development hereby permitted is first commenced, other than enabling works, full details of existing and proposed ground levels and proposed building finished floor 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 plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>																					

6.	<p>Prior to the commencement of any development, other than demolition and enabling works, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.</p> <p>The development shall be completed in accordance with the approved details.</p> <p>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.</p>
7.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the construction of the superstructure of any of the dwellings hereby permitted. These details shall include 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, proposed finished levels, means of enclosure, minor artefacts and structures. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details within 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.</p> <p>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.</p>
8.	<p>The parking and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of the dwelling(s) and first use of the commercial units they serve; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015).</p> <p>Reason: To ensure provision of adequate off-street parking facilities within the site.</p>
9.	<p>Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p>Reason: In the interests of highway safety and to prevent flooding.</p>

10.	<p>Prior to the commencement of the development other than demolition and enabling works details of a scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</p>
11.	<p>No part of the development hereby approved shall be occupied until the approved scheme for the construction of the site access and the off-site works of highway improvement has been constructed and completed in accordance with the scheme details.</p> <p>Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</p>
12.	<p>Facilities shall be provided for the cleaning of the wheels of vehicles leaving the site, before the development hereby permitted is first commenced and thereafter retained at all times during construction of the development.</p> <p>Reason: To prevent the tracking of mud and/or the deposit of loose material on to the highway, in the interests of highway safety.</p>
13.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each of the new build dwellings will achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. The development thereafter shall be completed in accordance with the approved details.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</p>
14.	<p>None of the new build dwellings hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.</p>
15.	<p>No removal of or works to any hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and</p>

	<p>provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.</p> <p>Reason: Nesting birds are a protected species.</p>
16.	<p>Prior to the commencement of the development other than demolition and enabling works a scheme for Biodiversity Mitigation and Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.</p> <p>Reason: Nesting swallows would be displaced by the proposed development.</p>
17.	<p>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall reflect the Chorley Council document "Code of Practice for Construction and Demolition" and provide for:</p> <ol style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. hours of operation (including deliveries) during construction iii. loading and unloading of plant and materials iv. storage of plant and materials used in constructing the development v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate vi. wheel washing facilities vii. measures to control the emission of dust and dirt during construction viii. a scheme for recycling/disposing of waste resulting from demolition and construction works <p>Reason: in the interests of highway safety and to protect the amenities of the nearby residents.</p>
