

## **Planning Committee**

Wednesday, 2nd February 2022, 6.30 pm

Council Chamber, Town Hall, Chorley and YouTube

I am now able to enclose, for consideration at the above meeting of the Planning Committee, the following report that provides an update of events that have taken place since the agenda was printed.

<b>Agenda No</b>	<b>Item</b>
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7	<b>Addendum</b>
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Gary Hall  
Chief Executive

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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director of Planning and Development	Planning Committee	02 February 2022

ADDENDUM
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**ITEM 3a - 21/00550/FUL- *Land Rear of And Adjacent To 44A Mill Lane Coppull***

A further letter of objection has been submitted, which includes a recent photograph of the site and says that a gantry has been added at a higher level (to the racking system). It raises the issue that when workers are on this platform which is on a regular basis, it invades privacy because they can see directly into neighbours' rear rooms.

It is considered that the racking system and scaffolding planks when they are stacked can be used to provide a platform that workers can stand on and overlook neighbouring properties on Mavis Drive. Although this may not be for substantial periods of time, it is considered that this would cause harm to the amenity of residential occupiers who live close to the site.

Therefore, the recommended reason for refusal has been updated to reflect this as follows:

The change of use of the land to storage of scaffolding and associated equipment, including the storage of racking and a container unit, causes noise and disturbance and overlooking that are unacceptably harmful to the amenity of residential occupiers who live close to the site. This is contrary to the National Planning Policy Framework and policy BNE 1 (Design Criteria for New Development) of the Chorley Local Plan 2012-2026.

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**ITEM 3d - 21/01023/FUL- *Drinkhouse Farm, Drinkhouse Road, Croston, PR26 9JH***

**The recommendation remains as per the original report**

The proposed site plan has been amended to remove a section of the side garden of Plot 1 which encroached onto the vehicle turning area associated with the existing farmhouse. The revised plan is ref. 7000-L(02)02 Rev 05 and is to be substituted for the previous version listed in proposed planning condition 2.

A further letter of conditional objection has been received from the same individual who has previously responded, with comments as follows (summarised):

*The latest changes by the new owners/applicants could now appear to be a cynical ploy to provide them with the opportunity to build an unknown/unlimited number of extra houses at an unknown time in the future*

*Disappointed with the applicants in relation to their commitment to use the 'farmyard plot' for bigger gardens*

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*Keeping track of the different applications has not been easy. This proposal gives opportunity to offer support for the applicant if they agree to a legally binding covenant that restricts any future increase in the number of houses applied for*

*Reiterate previous comments relating to legal restriction placed on the site so it cannot be used for access to any future additional land for development*

*Request that a new and full C and M Plan be required. It was seemed to be almost totally ignored when the farm and barn were updated/converted and certainly had no monitoring or evaluation. Additionally there were issues relating to signage, working times, deliveries, parking, dust/noise, vehicle speeds/safety, and a totally ineffective site manager etc.*

Case Officer comment: The responder seems to be confused as to the changes represented by this proposal, compared to the previous approvals at the site. As noted within the committee report, the site boundary was amended during the determination period of this application, at the request of the case officer, to reduce the planning application boundary to that similar of the previous approvals on this site. Further, any future proposal for housing on adjacent land would need to be subject of a fresh planning application. It is not considered that a legal agreement to restrict such an application from being submitted would meet the tests for such obligations outlined at paragraph 57 of the National Planning Policy Framework.

Suggested condition 20 requires the submission of a new construction environmental management plan to the local planning authority for agreement.

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### **ITEM 3e - 21/01104/FUL – Mediterranean At Robin Hood, Blue Stone Lane, Mawdesley**

**The recommendation remains as per the original report**

**Mawdesley Parish Council** have requested that their comments and objections that were provided on the previous application (ref. 20/00987/FUL) are considered in relation to this current application. The representation on the pervious application is as follows:

Following consultation with Parish Council Meeting 14<sup>th</sup> October 2020, I been asked to write to you to object to the above planning application. The Robin Hood is an historic and iconic building in an area washed over with Greenbelt and as such certain local planning policies apply which are different to a village central (settlement area) location. These are in place to protect overdevelopment within rural areas. The proposed development harm the open character and appearance of the countryside.

#### **Comments on the Planning application:**

The notes that go with the Planning application do not match the plans they suggest the pub will remain a pub and have managers accommodation above.

The additional homes are in the Green Belt. The policy aims to prevent the urban sprawl which is reducing quality of life in rural villages. This unsustainable form of development swallows up farmland and wildlife habitats while increasing air pollution, flood risk and car dependency

The size and physical scale of the buildings means they will have a visual impact on the local environment. They are so large they will be out of keeping and change the character of the village.

The sewerage and drainage systems in the village there is no capacity for further development. There has been recent evidence of severe flooding on the 3<sup>rd</sup> October 2020.

Five additional houses will create a minimum of ten additional cars adding to the already over busy country roads. The Parish Council request a Highways survey to be sure the current infrastructure has the capacity to take further development. The junction where these cars would be coming out is very dangerous.

The Parish Council would ask Planning to carefully review allowing people to build new houses in the Green Belt

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**ITEM 3f - 21/01331/REM - *Latvian Consulate Pemberton House Farm Park Hall Road Charnock Richard Chorley PR7 5LP***

**The recommendation remains as per the original report**

The applicant has provided specific details of materials which are sufficient to discharge condition nos. 3a) and 3b). Therefore, an additional condition to secure these details is recommended as follows:

5. Materials to be used in the dwellings and hard landscaping shall be those submitted on 17 December 2021 and 28 January 2022, namely reclaimed buff stone for stonework, Forticrete buff natural stone to cills heads and quoins, Fresco Caldeonian Slate to roofs, sandstone paving to patios and permeable block paviors to driveways/parking areas.

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

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