

Planning Committee

Tuesday, 1st March 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.

Agenda No	Item
------------------	-------------

6	Addendum
---	-----------------

(Pages 3 - 6)

Gary Hall
Chief Executive

Electronic copies sent to Members of the Planning Committee

If you need this information in a different format, such as larger print or translation, please get in touch on 515151 or chorley.gov.uk

This page is intentionally left blank

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	1 March 2022

ADDENDUM

ITEM 3c - 21/01166/OUT – Hunters Lodge Motel, Preston Road, Charnock Richard, Chorley, PR7 5LH

The recommendation remains as per the original report

A further letter has been received from the applicant’s agent, which seeks to address representations made in relation to lease arrangements pertaining to the hotel and restaurant. It should be noted that these are civil matters to be addressed outside the planning process.

ITEM 3d - 21/01465/FUL – Doorway To Value, 50 Preston Road, Whittle-Le-Woods, Chorley

The recommendation remains as per the original report

The following consultee responses have been received:

Chorley Council’s Environmental Health Officer: Has considered the supporting documentation, in particular the Technical Note: External Lighting Proposals for the development (Date: 10/11/21 Revision 0), and considers that the likelihood of any adverse impact on nearby sensitive residential properties is low.

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><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>									
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>P-6422-L(00)03 Rev.01</td> <td>22 December 2021</td> </tr> <tr> <td>Proposed Site Plan</td> <td>P-6422-L(00)11 Rev.01</td> <td>22 December 2021</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Location Plan	P-6422-L(00)03 Rev.01	22 December 2021	Proposed Site Plan	P-6422-L(00)11 Rev.01	22 December 2021
Title	Drawing Reference	Received date								
Location Plan	P-6422-L(00)03 Rev.01	22 December 2021								
Proposed Site Plan	P-6422-L(00)11 Rev.01	22 December 2021								

	Proposed Ground Floor Plan	P-6422-L(1-)11 Rev.01	22 December 2021
	Proposed First Floor Plan	P-6422-L(1-)12 Rev.01	22 December 2021
	Proposed Roof Plan	P-6422-L(1-)13 Rev.01	22 December 2021
	Proposed Elevations	P-6422-L(2-)11 Rev.01	22 December 2021
	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>		
3.	The external facing materials, detailed on the approved plans and Design and Access Statement (Ref. 6422 Rev. 01), 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. <i>Reason: To ensure that the materials used are visually appropriate to the locality.</i>		
4.	The development hereby approved shall be carried out in accordance with the details contained in the approved 'Tree protection plan including arboricultural method statement' (Dated 19/11/21) received 22 December 2021. All remaining trees must be fully safeguarded in accordance with BS5837.2012 for the duration of the site works unless agreed in writing with the Local Planning Authority. <i>Reason: To safeguard the trees to be retained.</i>		
5.	No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. <i>Reason: 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.</i>		
6.	No part of the development hereby approved shall be occupied or opened for trading 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. <i>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.</i>		

The original report has been amended as follows:

The applicant has provided further details in response to the LCC Highway Services consultation response to demonstrate that the required access arrangements can be achieved. LCC Highway Services have set out that the existing carriageway markings on Preston Road from its junction with Buckshaw Avenue to its junction with Moss Lane should be renewed as part of the safety measures. The applicant has responded specifically in relation to this issue and considers that it is unreasonable to expect the development to fund what is really a maintenance issue for LCC. The applicant acknowledges the accident record on the A6 in the vicinity of the site, but considers that from the collision data reviewed this does not provide evidence that the recorded accidents are associated with the Doorway to Value Site. Whilst the applicant is prepared to make the changes to the access points as

requested by LCC, they do not consider that renewing the carriageway markings between Moss Lane and Buckshaw Avenue is necessary for development.

From a planning perspective and in consideration of the nature of the proposed development, its scale and highway arrangements that are already in situ, it is considered that the renewal of the existing road markings on Preston Road from Buckshaw Avenue to the B6229 Moss Lane are not necessary to make the development acceptable. It is, therefore, recommended that the highway conditions are required to confirm the final details of access alterations to the site by way of kerb realignments and the installation of dropped kerbs and tactile pavings, and not the renewal of the existing road markings on Preston Road from Buckshaw Avenue to the B6229 Moss Lane.

This page is intentionally left blank