

## Planning Committee

Tuesday, 10th October 2023, 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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6	<b>Addendum</b>
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(Pages 3 - 10)

Chris Sinnott  
Chief Executive

Electronic copies sent to Members of the Planning Committee

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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Head of Planning and Enforcement	Planning Committee	Date 10 October 2023

**ADDENDUM**

**ITEM 3a – 20/01378/FULMAJ: Formerly Mormon Church, Water Street, Chorley**

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

Three further neighbour representations have been received from the same addresses and raising the same issues as noted in the committee report.

**ITEM 3b – 23/00454/FUL: Land Between 20 and Mereside, Oakmere Avenue, Withnell**

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

**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 external facing materials, detailed on the documents titled 'materials schedule - fencing, garage doors, roof, rainwater goods, windows, external walls', received on 19th September 2023 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.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>																		
3.	<p>The development hereby permitted shall be carried out in accordance with the approved plans below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Title</th> <th>Plan Ref</th> <th>Received On</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>N/A</td> <td>26 May 2023</td> </tr> <tr> <td>Proposed Site Plans</td> <td>212</td> <td>25 September 2023</td> </tr> <tr> <td>Proposed Elevations and Floorplans (House A)</td> <td>210</td> <td>25 September 2023</td> </tr> <tr> <td>Proposed Elevations and Floorplans (House B)</td> <td>211</td> <td>25 September 2023</td> </tr> <tr> <td>Garage - Plans &amp; Elevations</td> <td>220</td> <td>25 September 2023</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Plan Ref	Received On	Location Plan	N/A	26 May 2023	Proposed Site Plans	212	25 September 2023	Proposed Elevations and Floorplans (House A)	210	25 September 2023	Proposed Elevations and Floorplans (House B)	211	25 September 2023	Garage - Plans & Elevations	220	25 September 2023
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<p>4.</p>	<p>The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before any development commences and a suitable turning area is to be maintained thereafter.</p> <p><i>Reason: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.</i></p>
<p>5.</p>	<p>Before the access is used for vehicular purposes, the highway frontage of the site to Oakmere Avenue shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Oakmere Avenue. The land within 2m of the channel line of the carriageway shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.</p> <p><i>Reasons: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.</i></p>
<p>6.</p>	<p>The development hereby permitted shall be carried out in accordance with the mitigation strategy as set out in section 4.1 of the 'Bat Survey Report' carried out by Keith Davidson partners, received on 24th August 2023.</p> <p><i>Reason: To ensure that habitats are suitably protected at all times during any works on site.</i></p>
<p>7.</p>	<p>The felling of the ash tree is likely to cause harm to daubentons bats as identified in the document titled: Bat Survey Report by Wildscapes (ref:P1841) and shall not in any circumstances commence unless the local planning authority has been provided with either:</p> <ul style="list-style-type: none"> <li>a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or</li> <li>b) A statement in writing from the relevant licensing body or the Council's ecological advisors to the effect that it does not consider that the specified activity/ development will require a licence.</li> </ul> <p><i>Reason: To ensure that habitats are suitably protected at all times during any works on site.</i></p>
<p>8.</p>	<p>No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the local planning authority.</p> <p><i>Reason: Wild birds and their eggs are protected under Part 1 of the Wildlife and Countryside Act 1981, which makes it illegal to kill or injure a bird and destroy its eggs or its nest whilst it is in use of being built.</i></p>
<p>9.</p>	<p>Measures for biodiversity enhancement of the site should be undertaken in accordance with the document titled 'Ecological Mitigation and Enhancement Plan' carried out by Kingdom Ecology dated 7th September 2023.</p> <p><i>Reason: To secure biodiversity enhancements.</i></p>
<p>10</p>	<p>The escape window to bedroom four in the first floor of the east elevation of House A</p>

	<p>(shown on plan ref: 210 Revision F, Received on 25 September 2023), shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.</p> <p><i>Reason: In the interests of the privacy of occupiers of neighbouring property.</i></p>
11	<p>The escape window to bedroom one in the first floor of the west elevation of House B (shown of plan ref: 211 Revision F, Received on 25 September 2023) shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.</p> <p><i>Reason: In the interests of the privacy of occupiers of neighbouring property.</i></p>
12	<p>No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include an investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water. The development shall thereafter be implemented in accordance with the approved scheme.</p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</i></p>

**ITEM 3c - 23/00564/FUL – Land Opposite Hampton Grove, Wigan Road, Clayton-Le-Woods**

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

**The following conditions are recommended:**

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13.	<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>																								
14.	<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>1416-PL01A</td> <td>03 July 2023</td> </tr> <tr> <td>Proposed Site Layout</td> <td>1416-PL03E</td> <td>27 July 2023</td> </tr> <tr> <td>Proposed Sight Lines</td> <td>1416-PL05</td> <td>27 July 2023</td> </tr> <tr> <td>Proposed Floor Plans and Elevations House Plots 3 + 4</td> <td>2377 - 001</td> <td>03 July 2023</td> </tr> <tr> <td>Proposed Floor Plans and Elevations House Plots 1 + 2</td> <td>2377 - 001</td> <td>28 September 2023</td> </tr> <tr> <td>Proposed Floor Plans and Elevations House Plots 3 + 4 Handed</td> <td>2377 – 001-Handed</td> <td>02 October 2023</td> </tr> <tr> <td>Proposed Floor Plans and Elevations House Plots 1 + 2</td> <td>2377 – 001-Handed</td> <td>02 October 2023</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Location Plan	1416-PL01A	03 July 2023	Proposed Site Layout	1416-PL03E	27 July 2023	Proposed Sight Lines	1416-PL05	27 July 2023	Proposed Floor Plans and Elevations House Plots 3 + 4	2377 - 001	03 July 2023	Proposed Floor Plans and Elevations House Plots 1 + 2	2377 - 001	28 September 2023	Proposed Floor Plans and Elevations House Plots 3 + 4 Handed	2377 – 001-Handed	02 October 2023	Proposed Floor Plans and Elevations House Plots 1 + 2	2377 – 001-Handed	02 October 2023
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	Proposed Floor Plans and Elevations	2377 - 001	27 July 2023
	Reason: For the avoidance of doubt and in the interests of proper planning		
15.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted, 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>		
16.	<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>		
17.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>		
18.	<p>A scheme for the landscaping of the development and biodiversity enhancement measures to include bird boxes 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 bird and bat box provision, 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>		
19.	<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</p>		

	<p>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 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>
<p>20.</p>	<p>Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:</p> <ul style="list-style-type: none"> <li>(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;</li> <li>(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);</li> <li>(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;</li> <li>(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and</li> <li>(v) Foul and surface water shall drain on separate systems.</li> </ul> <p>The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.</p> <p>Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</p>
<p>21.</p>	<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>
<p>22.</p>	<p>The new estate road/access between the site and Wigan Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.</p> <p>Reasons: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.</p>
<p>23.</p>	<p>Prior to the commencement of construction of any of the dwellings hereby permitted the visibility splays identified on Drawing No 1416-PL05 shall have been provided. The land within these splays shall be adopted as part of the adopted highway and constructed as footway.</p> <p>Reasons: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and</p>

	Transport Policy in the Local Plan.
24.	<p>The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads (concurrent with the formation of the new access) prior to the occupation of any dwelling hereby approved.</p> <p>Reasons: To limit the number of access points and to maintain the proper construction of the highway.</p>
25.	<p>Prior to the commencement of construction of any of the dwellings hereby permitted 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 in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.</p> <p>Reasons: 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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.</p>
26.	<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 approved scheme details.</p> <p>Reasons: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading.</p>
27.	<p>Prior to the commencement of development a Traffic Management Plan (TMP) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMP shall include and specify the provisions to be made for the following:-</p> <ul style="list-style-type: none"> <li>• The parking of vehicles of site operatives and visitors;</li> <li>• Loading and unloading of plant and materials used in the construction of the development;</li> <li>• Storage of such plant and materials;</li> <li>• Wheel washing facilities;</li> <li>• Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)</li> </ul> <p>Reasons: to protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.</p>

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**ITEM 3d - 23/00557/FULMAJ – Golden Acres Ltd, Plocks Farm, Liverpool Road, Bretherton**

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

**The following conditions are recommended:**



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2.	<p>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.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>																																																												
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Proposed Elevations – Proposed Alpha VAP 3 & Line E Buildings	2021-118-A04B	30 June 2023																																																											
Proposed Sections – Proposed Alpha VAP 3 & Line E Buildings	2021-118-A05	30 June 2023																																																											

	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>
4.	<p>The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Drainage Masterplan Phasing Assessment, Ref 784-B031923- Dated 13/06/2022, which was prepared by Tetra Tech. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p>Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.</p>
5.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>

**The original report has been amended as follows:**

Paragraph 49 states that the proposed extension would be of a lesser volume by comparison to the building to which it would be attached. The proposed extension would in fact be of a greater volume by comparison to the building to which it would be attached. The building would, however, replace outdoor storage and moveable storage structures, whilst it would be contained within the site and viewed within the context of a larger development of buildings that are equal to or greater than the height of the proposed engineering store extension. Although the extension would be a disproportionate addition to the building to which it would be attached the impact on the openness of the Green Belt should not be considered on the basis of this isolated aspect alone. The proposed extension of the engineering store is more akin to a building in it's own right and the position of the extension with the site and it's scale relative to other existing structures is such that there would be a very limited visual impact on the openness of the Green Belt over and above the significant development that already exists on the site, and would amount to infilling of previously developed land in line with paragraph 149.g) of the Framework.

Paragraph 60 states that the extension to the engineering stores would be of the same scale and form as the building to which it would be attached. The extension would in fact be of greater scale. Despite this it would be viewed in the context of existing buildings, which are of similar design and would reflect the existing scale and appearance of development at the site.

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