

Planning Committee

Tuesday, 16th January 2024, 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 reports that were unavailable when the agenda was published.

Agenda No	Item	
3	Planning applications to be determined	
	The Head of Planning and Enforcement has submitted five applications to be determined (enclosed).	
	Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to the current planning applications on our website .	
a	23/00257/OUTMAJ - The Bungalow, Hornby Road, Chorley, PR6 0LT	(Pages 3 - 16)
c	23/00753/FUL - Brothers Residence, Lisieux Hall, Dawson Lane, Witte le Woods, Chorley, PR6 7DX	(Pages 17 - 26)
d	23/00841/ADV - The Gables Care Home, 25 Southport Road, Chorley, PR7 1LF	(Pages 27 - 32)
e	23/00893/FUL - Boro Corn Mill, 48 Cunliffe Street, Chorley	(Pages 33 - 40)

Chris Sinnott
Chief Executive

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APPLICATION REPORT – 23/00257/OUTMAJ

Validation Date: 20 April 2023

Ward: Chorley East

Type of Application: Major Outline Planning

Proposal: Outline application for the erection of up to 12no. dwellings, following the demolition of the existing dwelling and outbuildings, with all matters reserved save for access.

Location: The Bungalow Hornby Road Chorley PR6 0LT

Case Officer: Daniel Power

Applicant: Mr Peter E Gilkes

Agent: Mr Peter E Gilkes

Consultation expiry: 23 October 2023

Decision due by: 22 December 2023

RECOMMENDATION

1. It is recommended that outline planning permission is granted, subject to conditions and a S106 legal agreement to secure the following:
 - £35,880 for public open space contributions
 - £49,506 for two additional secondary school places

SITE DESCRIPTION

2. The application site is located within the core settlement area of Chorley, to the south of Quarry Road. To the north and south of the site are residential properties, with the estate to the north being an allocated site that is now fully built out. On the eastern side of the site is allocated open space of Fell View Park and to the west further residential properties, and a commercial property. There is also a childrens play area to the south east of the site.
3. The site currently forms part of the garden of The Bungalow and is approximately 0.4 hectares in size. The existing bungalow is located to the northern part of site, with the remainder of the site being devoid of any other built form. The eastern boundary of the site has a number of matures trees, which are part of the open space, with the remainder of the site being largely grass with some trees and hedges.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks outline planning permission for the erection of up to 12 no. dwellinghouses, including the provision of a new access from Quarry Road, to the north western edge of the site. All other matters are reserved. The application states that the dwellings would be detached and of varying design, and an illustrative site plan has

been provided, which demonstrates one possible format in which the site could be developed.

REPRESENTATIONS

5. Six letters of objection have been received and can be summarised as follows:
 - Would devalue neighbouring properties.
 - Reduce light to rear gardens.
 - Harmful impact to neighbouring privacy
 - Would result in the loss and harmful to wildlife.
 - Would have a harmful impact to the local highway network.
 - Traffic from heavy vehicles causing potential road damage.

CONSULTATIONS

6. CIL Officers - CIL Liability is not calculated at outline application stage. However, this development will be CIL Liable on approval of the final reserved matters application (if approved).
7. Environment Agency – No comments have been received.
8. Greater Manchester Ecology Unit – No objections to the proposal, suggest conditions relating to site clearance and biodiversity enhancements.
9. Lancashire Highway Services - Does not have any objections regarding the proposed outline application for the erection of up to 12no. dwellings. LCC Highways recommends conditions relating to construction of the site access and Traffic Management Plan,
10. Strategic Housing -The number of dwellings proposed is 12 which is below the site threshold of 15 dwellings (0.5 ha or part thereof) at this location. Therefore Policy 7: Affordable and Special Needs Housing is not applicable.
11. Lead Local Flood Authority – Following additional information, LLFA have no objections subject to conditions.
12. Parish Council - No comments have been received.
13. Planning Policy (Open Space) – The proposal required a contribution towards open space of £35,880.
14. Trees - Recommend an impact assessment is undertaken if the development is to proceed and an appropriate tree protection plan and method statement are in place prior to any construction activity on site. Any trees to be removed should be replaced on a one for one basis, with species appropriate for the location.
15. Lancashire County Council (Education) - Have responded to the consultation and more detail of their response is provided later in this report. In summary, two additional secondary school places will be required as a result of this proposal, generating a required contribution from the developer of £49,506.
16. United Utilities – No objections subject to conditions.

PLANNING CONSIDERATIONS

Principle of development

17. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that if regard is to be had to the development plan for any determination then that

determination must be made in accordance with the plan unless material considerations indicate otherwise.

18. The Development Plan comprises the adopted Central Lancashire Core Strategy (2012) and the adopted Chorley Local Plan 2012- 2026.
19. The proposal is in Chorley Town, which Core Strategy Policy 1 defines as a Key Service Centre, where growth and investment, including housing growth, should be concentrated.
20. The application site is located within the Settlement Areas of Chorley as allocated within policy V2. Policy V2 states that within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other Policies and Proposals within this Plan.
21. The current use of the site is as a dwellinghouse and associated garden. As such the development of the site should be considered in relation to policy HS3 of the Chorley Local Plan 2012 – 2026. This states that development within private residential gardens on sites not allocated for housing will only be permitted for:
 - a) *appropriately designed and located replacement dwellings where there is no more than one for one replacement.*
 - b) *the conversion and extension of domestic buildings.*
 - c) *Infill development on gardens. Infill is the filling of a small gap in an otherwise built-up street frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the character of the street frontage.*
22. The application proposes to demolish the existing bungalow on the site and increase the number of dwellings, with a total of 12. The existing bungalow is unusual within the area, in that it is a single dwelling within a large garden area. While the application seeks outline consent, an indicative layout has been submitted showing that the 12 no dwellings can be located within the site that would broadly accord with the prevailing pattern of development that would reflect the density of development in the area. The proposed development does not specifically comply with criteria (b) due to the nature of what is proposed. With regards to criteria (c), the site does form a gap in the pattern of development along Quarry Road with an existing access to Hornby Road. As outlined above, the application site is unusual in that it has a large garden, with development to the north, west and south of the site, and is therefore largely enclosed by development. As such it represents an opportunity for infill development within the settlement.
23. Policy HS3 1) states that *when assessing applications for garden sites, the Council will also have regard to; Sustainability, such as access to public transport, schools, businesses and local services and facilities.* As outlined above the application site is located within the Settlement Areas of Chorley as allocated within policy V2. The site is therefore considered to be within a sustainable location with access to public transport and local amenities.
24. The application proposes up to 12 no. dwellings within an established residential area, which would reflect the density of the locality, therefore the principle of the development is considered acceptable.

Highway safety

25. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 - 2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the

number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction.

26. The site would be accessed from Quarry Road, which is part adopted and the adopted highway extents are to the footway on the east side of the proposed access. The site is within a 20mph area and is street lit and has footways on both sides of the road. The highway authority has no objections to the proposed access. The illustrative site layout plan adequately demonstrates that the site could provide off street parking and vehicle manoeuvring areas in line with the parking standards set out in policy ST4 of the Chorley Local Plan 2012 – 2026 and Appendix A.
27. The proposal is considered to be acceptable in terms of highway safety having regard to policy BNE1 (d) of the Chorley Local Plan.

Impact on the character and appearance of the area

28. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 - 2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials; and that the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area.
29. An illustrative site layout plan has been submitted with the application, which demonstrates 12 no. dwellings within the site, with 4 no. detached properties and the rest semi-detached. The indicated pattern shown on the submitted plan demonstrates that a development could come forward that would retain the character of the wider area. As this is an outline application, a future reserved matters application would fully consider this matter, however, the scale and pattern of development in the area provides cues as to the eventual design and layout of any development at the site.

Impact on neighbouring amenity

30. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 - 2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development the proposal would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact; and that the proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses.
31. Given this is an outline application, the impact of the proposal on neighbour amenity would be a detailed matter that could only be assessed at reserved matters stage. Any proposed scheme would need to ensure that an acceptable layout is achieved with adequate separation distances, to avoid adverse impacts on neighbouring residential amenity, and that of future occupiers. That said, given the proximity of the nearest existing dwellings to the application site, it is considered that a scheme could be designed that would avoid any unacceptable impacts with regards to residential amenity.
32. In terms of land use compatibility, the proposed residential use would be compatible with neighbouring uses.

Flood risk and drainage

33. The application site is not located in an area that is at risk of flooding from pluvial or fluvial sources, according to Environment Agency mapping data. In accordance with the

Framework and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water and surface water draining in the most sustainable way.

34. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. As such the developer should consider the following drainage options in the following order of priority:
1. into the ground (infiltration);
 2. to a surface water body;
 3. to a surface water sewer, highway drain, or another drainage system;
 4. to a combined sewer.
35. It is recommended that the applicant implements a scheme in accordance with the surface water drainage hierarchy outlined above. United Utilities and the Local Lead Flood Authority have requested conditions relating to this matter.

Ecology and trees

36. Policy BNE9 (Biodiversity and Nature Conservation) of the Chorley Local Plan 2012 – 2026 stipulates that Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced; and that priority will be given to, among other things, protecting, safeguarding and enhancing habitats for European, nationally and locally important species.
37. The Council's ecological advisors have reviewed the submitted ecological assessments submitted in support of the application and have responded with no objection to the proposal. They have suggested a condition be attached to any grant of planning permission relating to site clearance and biodiversity enhancements.
38. The site contains some hedgerows and trees and the Tree Officer has requested a condition to be attached requiring the submission of an Arboricultural Method Statement and Tree Protection Plan in support of any future reserved matters application.
39. In light of the above, the potential ecological and arboricultural impacts of the proposal are considered acceptable, subject to conditions. The proposal is therefore considered to comply with policy BNE9 of the Chorley Local Plan (2012-2016).

Public open space

40. Policy HS4 of the Chorley Local Plan 2012 – 2026 requires public open space contributions for new dwellings to be provided in order to overcome the harm of developments being implemented without facilities being provided. In accordance with this policy the following financial contribution is required:

Amenity greenspace	= £8,400 (if private maintenance not proposed)
Equipped play area	= £1,608
Parks/Gardens	= £0
Natural/semi-natural	= £6,684
Allotments	= £0
Playing Pitches	= £19,188
Total	= £35,880

Community Infrastructure Levy

41. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable

development and the charge is subject to indexation in accordance with the Council’s Charging Schedule.

CONCLUSION

42. The proposal is located within a Settlement Boundary and is considered to comply with policy HS3 of the Chorley Local Plan and is therefore acceptable in principle. The application seeks outline consent save for access, which is considered acceptable. The remaining matters of appearance, landscaping, layout and scale will be considered in a future reserved matters application. The application is, therefore, recommended for approval accordingly, subject to conditions.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

Suggested Conditions

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:

Title	Plan Ref	Received On
Site Location Plan	PEG V1	21 March 2023
Sight Line Illustration		21 April 2023

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

3. For each phase, with any reserved matters application or prior to excavation of the foundations for any dwellings, samples of all external facing and roofing materials for that phase (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 approved details.

Reason: to ensure the final development is suitable to the character of the area.

4. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;

- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

5. 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:

- (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;
- (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). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted to 5 l/s;
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage

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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

6. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

7. No part of the development hereby approved shall be occupied until the approved scheme referred to in condition @ has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.

Reason In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading.

8. 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:-

- o The parking of vehicles of site operatives and visitors;
- o Loading and unloading of plant and materials used in the construction of the development;
- o Storage of such plant and materials;
- o Wheel washing facilities;
- o 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)
- o Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reason 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.

9. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent runoff rate from the site prior to redevelopment.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.

10. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the indicative surface water sustainable drainage strategy (C1064 Rev. 1- Hamilton Technical Services - 14/09/2023) submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
- ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
- iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
- iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
- v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
- vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
- vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;

c) Evidence of an assessment of the existing on-site sewer to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

d) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

e) A model of the existing drainage system to demonstrate: i. Current runoff rates and volumes for the 100% (1 in 1-year), 3.3% (1 in 30-year) and 1% (1 in 100-year) annual exceedance probability events (with a 45% climate change allowance and urban creep allowance).

ii. That flooding does not occur on any part of the site for the 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change

iii. That flooding does not occur in any buildings for the 1% (1 in 100-year) annual exceedance probability event + 45% climate change

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

11. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters,

property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

12. Prior to the construction/provision of any utility services, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a super-fast broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works within the site boundary only.

Reason: To future-proof the development.

13. For each phase, with any reserved matters application or prior to the construction of any part of any dwelling above ground level, full details of the alignment, height and appearance of all fences, walls and gates to be erected on the site (notwithstanding any such details shown on previously approved plans) for that phase shall be submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until all fences, walls and gates shown on the approved details to bound its plot have been erected in conformity with the approved details. Other boundary treatments shown in the approved details shall be erected in conformity with the approved details prior to occupation of the final dwelling of the development.

Reason: To ensure the boundary treatments are appropriate.

14. For each phase, with any reserved matters application or prior to the laying of any hard landscaping (ground surfacing materials) full details of their colour, form and texture for that phase shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken strictly in accordance with the approved details and shall be completed in all respects before occupation of the final dwelling in that phase.

Reason: To ensure the hard landscaping measures are appropriate.

15. Either with any reserved matters application for a phase or prior to the commencement of each phase full details of the existing and proposed ground levels and proposed dwelling 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 details shown on previously submitted plans(s). The development shall be carried out strictly in conformity with the approved details.

Reason: To ensure the final development is not harmful to the character of the area or residential amenity

16. No development shall take place (including demolition, ground works, vegetation clearance) until a scheme for offsetting biodiversity impacts to achieve net gain shall be submitted to and approved in writing by the Local Planning Authority.

The proposed offsetting scheme shall be based upon the submitted Biodiversity Net Gain Assessment, dated August 2022 and produced by ERAP Ltd, and shall:

- a) be based on prevailing DEFRA guidance;
- b) comply with prevailing regulatory standards and policy requirements which are in force and applicable to this site;
- c) include details of the offset requirements of the development in accordance with the current DEFRA biodiversity metric;
- d) include the identification of a receptor site or sites;
- e) include the evidence of arrangements with the relevant landowner that secures the delivery of the offsetting scheme;
- f) include a management and monitoring plan (which shall include for the provision and maintenance of such offsetting measures);
- g) Timetable for implementation.

The biodiversity offsetting measures shall be carried out in accordance with the approved scheme and timetable.

Reason: To deliver biodiversity net gain and compensate for the loss anticipated at this site as a result of the proposed development.

17. 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.

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.

18. Prior to the commencement of development or as part of any reserved matters application, an Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in strict accordance with the approved details.

Reason: To minimise any negative impact on the hedgerows and trees within and near the site that are to be retained.

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The Bungalow Hornby Road off Quarry Road Chorley PR6 0LT



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LANDMARK INFORMATION

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APPLICATION REPORT – 23/00753/FUL

Validation Date: 28 September 2023

Ward: Buckshaw And Whittle

Type of Application: Full Planning

Proposal: Conversion of existing building to 5no. assisted living apartments (Use Class C3)

Location: Brothers Residence Lisieux Hall Dawson Lane Whittle-Le-Woods Chorley PR6 7DX

Case Officer: Chris Smith

Applicant: Mr Graham Minton

Agent: Mr Peter Entwistle

Consultation expiry: 19 October 2023

Decision due by: 16 January 2024

RECOMMENDATION

1. It is recommended that planning permission is granted, subject to conditions.

SITE DESCRIPTION

2. The application site is located in the Green Belt as defined by the Chorley Local Plan 2012-2026 within the rural locality of Whittle le Woods. The site contains a single storey rectangular building which sits within a wider site containing several buildings of varied scale and design which are clustered around the grade II listed building Lisieux Hall. Together the buildings form the main site of the charitable service known as Brothers of Charity which provides a wide range of services including supported living, residential, nursing and respite care.
3. Beyond the wider site the immediate locality is predominantly rural in character. To the east the site is flanked by mature trees and beyond this there are flat open fields. Public Right of Way FP4 runs through the western portion of the site along the existing vehicular access to the site from Dawson Lane. Access to the site would be from the existing private road which leads from Dawson Lane to the south.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks planning permission for the conversion of the existing building to 5no. assisted living apartments. Each unit would contain 1no. bedroom. Proposed external elevational alterations required in order to facilitate the proposed development would involve the installation of new doors and windows.

REPRESENTATIONS

5. No representations have been received.

CONSULTATIONS

6. Greater Manchester Ecology Unit (GMEU) – Have stated that it would appear unlikely that bats or birds use the building and there should be no ecological issues with the proposal.
7. Lancashire Highway Services (LCC Highways) – Have stated that they do not have any objections to the proposed development and are of the opinion that it would not have a significant impact on highway safety, capacity, or amenity in the immediate vicinity of the site.
8. Whittle-le-Woods Parish Council – Have stated that they wish to ensure that due consideration is provided to neighbours of the property and that all materials used are in keeping with the established dwelling and area, and that property boundaries are not encroached upon in any way.

PLANNING CONSIDERATIONS

Principle of the development in the Green Belt

9. The application site is located within the Green Belt. National guidance on Green Belt is contained in Chapter 13 of the National Planning Policy Framework which states:

142. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

143. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

152. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or*

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

155. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

d) the re-use of buildings provided that the buildings are of permanent and substantial construction;

10. The proposal relates to the re-use of an existing building and so has potential to fall within the remit of exception 155d of the Framework.

Policy HS9 of the Chorley Local Plan 2012 – 2026 states that that the re-use of existing buildings in the Green Belt will be allowed provided that specific criteria are met:

a) The proposal does not have a materially greater impact on the openness of the Green Belt and the purposes of including land in it;

The proposed development would not increase the size, scale, or height of the existing building and as such the resultant building, would have no greater impact on the openness of the Green Belt than the existing building.

b) The proposal would not harm the character or quality of the countryside or landscape;

The proposed development would involve the re-use of an existing building which would utilise an existing access which already serves the building. It is not considered, therefore, that there would be any harmful impacts on the character of the countryside or landscape.

c) The re-use of the building must not be likely to result in additional farm buildings which would have a harmful effect on the openness of the Green Belt;

The application site is not a farm.

d) If an agricultural building, it is not one substantially completed within ten years of the date of the application;

The existing building is not an agricultural building.

e) The building is of permanent and substantial construction and capable of conversion without more than 30% reconstruction;

On a visit of the site, it was observed that the building appeared to be in a reasonably good state of repair from a structural perspective. No reconstruction is proposed as part of the application. It is considered that the building is of permanent and substantial construction and is capable of conversion without more than 30% reconstruction.

f) The building must be capable of conversion without the need for additions or alterations which would change its existing form and character. Particular attention will be given to curtilage formation which should be drawn tightly around the building footprint and the requirement for outbuildings, which should be minimal;

The proposed development would not involve any extension to the existing building and the overall form and character of the existing building would be retained. The curtilage would be drawn tightly around the building.

g) The building must already have, or there exists the capability of creating, a reasonable vehicular access to a public highway that is available for use without creating traffic hazards

and without the need for road improvements which would have an undue environmental impact;

The proposed development would utilise the existing access which services the main dwelling; and adequate on-site parking would be accommodated within the site. There are no objections from LCC Highways and, therefore, the proposal is considered to be acceptable in highway safety terms.

h) The development would not result in the loss of or damage to any important wildlife habitat or protected species.

The application is not accompanied by any ecological information, however, the Council's ecological consultants at the Greater Manchester Ecology Unit (GMEU) have assessed the application and stated that based on photographs of the existing building that it would appear unlikely that bats or birds would be using the building and consequently there should be no ecological issues with the proposals. Having regard to the above, it is considered that the nature conservation interests would be sustained, and the proposed conversion would comply with Chorley Local Plan policy BNE9.

11. The proposal is considered to fall within exception 155d of the Framework as not being inappropriate development in the Green Belt and complies with policy HS9 of the Chorley Local Plan 2012-2026 in this regard.

Impact on the character and appearance of the locality

12. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, provided that, where relevant to the development the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
13. The existing building has a relatively functional and basic design, and it appears somewhat tired and dilapidated as it has been unoccupied for some time. The site in its current state, therefore, is unsightly and suffers a sense of abandonment. It is considered that the proposed development would make a positive contribution to the visual characteristics of the building. The proposal would introduce an active use by way of the proposed apartments, which would subsequently rejuvenate the site.
14. Although some external elevational alterations are required in order to facilitate the conversion of the building, these works would be limited to the insertion of new doors and windows and, therefore, the overall style and form the resultant building would not appear significantly different to the existing building. Consequently, the building would not appear out of place within the context of its surroundings where several similarly designed residential bungalows are already evident immediately to the south of the site.
15. Overall, the proposed development is an appropriate design response to the site and would have a positive impact on the appearance of the site and character of the area in consideration of the present buildings and would not have a detrimental impact on the surrounding area. The development, therefore, complies with policy BNE1 of the Chorley Local Plan 2012 – 2026 with regards to the design.

Impact on the amenity of neighbouring occupiers

16. Policy BNE1 of the Chorley Local Plan 2012 – 2026 supports proposals for new development provided that there would be no harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating overbearing impacts.
17. The proposed development would be approximately 7.8m to the north of no. 7 Beech Walk and approximately 2m to the north of no.2 Beech Walk. Both buildings are used as residential dormitory units. Given that the external dimensions of the building would not be altered by the proposed development it is not considered that there would be any greater

impacts on the amenity of the occupiers of the neighbouring dormitory units as a result of light loss or overbearing.

18. The front (south facing) elevation of the resultant building would contain a number of habitable room windows to serve bedrooms and living rooms. The windows would not, however, directly face towards any habitable room windows within the neighbouring properties to the south of the site. It is also noted that the existing building has been previously used a residential dormitory and already contains several habitable room windows within its front elevation. It is not considered, therefore, that the proposed development would have a significantly greater or more adverse impact on neighbouring amenity as a result of privacy loss or overlooking.
19. The proposal complies with policy BNE1 of the Local Plan with regards to amenity.

Impact on a designated heritage asset

20. The Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) sets out the primary duty that a Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Great weight and importance is attached to this duty.
21. The National Planning Policy Framework (The Framework) at Chapter 16 deals with conserving and enhancing the historic environment. It sets out that in determining planning applications LPAs should take account of:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
22. Paragraph 205 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.
23. Paragraph 206 states that any harm or loss of significance to a designated heritage asset (from alteration or destruction or from development within its setting) should require clear and convincing justification.
24. Paragraph 208 states that where a development will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal.
25. The adopted Central Lancashire Core Strategy (2012) policy 16 (Heritage Assets) states: Protect and seek opportunities to enhance the historic environment, heritage assets and their settings by:
 - a) Safeguarding heritage assets from inappropriate development that would cause harm to their significances.
 - b) Supporting development or other initiatives where they protect and enhance the local character, setting, management and historic significance of heritage assets, with particular support for initiatives that will improve any assets that are recognised as being in poor condition, or at risk.
 - c) Identifying and adopting a local list of heritage assets for each Authority.
26. Chorley Local Plan 2012 - 2026 policy BNE8 (Protection and Enhancement of Heritage Assets) states that:
 - a) Applications affecting a Heritage Asset or its setting will be granted where it:
 - i. Is in accordance with the Framework and relevant Historic England guidance;

- ii. Where appropriate, takes full account of the findings and recommendations in the Council's Conservation Area Appraisals and Management Proposals;
- iii. Is accompanied by a satisfactory Heritage Statement (as defined by Chorley Council's advice on Heritage Statements) and;

b) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following:

- i. The conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, earthworks or buried remains, shop fronts or elements of shop fronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings;
- ii. The reinstatement of features and elements that contribute to the heritage asset's significance which have been lost or damaged;
- iii. The conservation and, where appropriate, the enhancement of the setting of heritage assets;
- iv. The removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;
- v. The use of the Heritage Asset should be compatible with the conservation of its significance. Whilst the original use of a building is usually the most appropriate one it is recognised that continuance of this use is not always possible. Sensitive and creative adaptation to enable an alternative use can be achieved and innovative design solutions will be positively encouraged;
- vi. Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record.

- 27. The policy also states that development involving the demolition or removal of significant heritage assets, or parts thereof, will be granted only in exceptional circumstances that have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework.
- 28. The key considerations in respect of the impact of the proposal on the heritage asset are:
 - Whether the proposed development will harm the significance of the setting of the listed building.

Assessment

- 29. Lisieux Hall, known as Crooke Hall or New Crooke Hall until the early/mid C20, is a large C17 house in substantial private grounds which has been largely refaced in the early C19, resulting in a very elegant Georgian manor house. Its significance lies within its historic and aesthetic values. However, it is considered that the cumulative effect of unsympathetic extensions and surrounding development has diminished the significance somewhat, including that of the setting.
- 30. The proposed development would involve the conversion of the existing building into 5no. apartments and whilst the details submitted with the application are relatively limited the alterations to the building are largely internal although there would be some door and window alterations. The existing building is unused and in a deteriorating condition and, therefore, the proposed change of use is welcome as it would warrant future maintenance of the building and it is considered that the proposed use is consistent with the nature of the facility and therefore is well justified.
- 31. Overall, the submission documents are limited, however, it is considered that the level of information is adequate to conclude that the proposed scheme would meet the statutory test to 'preserve or enhance' and would cause no further discernible harm to the setting of Lisieux Hall and, therefore, it is considered that the application meets the requirements of Chapter 16 of the NPPF and would be in accordance with Policies BNE1(e) and BNE8 of the Chorley Local Plan 2012-2026 and Policy 16 of the Central Lancashire Core Strategy.

Parking provision and highway safety

32. Policy BNE1 of the Chorley Local Plan 2012-2026 states that developments must not cause severe residual cumulative highways impact or prejudice highway safety, pedestrian safety, the free flow of traffic, or reduce the number of on-site parking spaces.
33. Policy ST4 of the Chorley Local Plan 2012-2026 requires that proposals for development need to make parking provision in accordance with the standards set out in Appendix A of the Local Plan which sets out the Council's minimum parking standards for 1-bedroom dwellinghouses (Use Class C3) in all other areas outside Chorley Town Centre as being 1 space per bedroom and, therefore, the proposed flats would each require the provision of 1no. car parking space.
34. The submitted site plan shows that a total of 5no. car parking spaces can be provided. The proposed development would, therefore, be in accordance with the parking standards specified in policy ST4 of the Chorley Local Plan 2012 – 2026. Furthermore, LCC Highways have stated that they do not have any objections to the proposed development and are of the opinion that it would not have a significant impact on highway safety, capacity, or amenity in the immediate vicinity of the site.
35. It is considered that the proposed development is acceptable from a highway safety perspective.

Public open space

36. Policy HS4 of the Chorley Local Plan 2012 – 2026 requires public open space contributions for new dwellings to be provided in order to overcome the harm of developments being implemented without facilities being provided.
37. Normally financial contributions towards the cost of play space would be required for a development of this size in this location. However, the proposal is not considered to be open market housing, but rather specialist accommodation, primarily for adults who need support with their mental health/learning disabilities to help sustain a tenancy long term in the community. Additionally, the site is surrounded by open space. It is not, therefore, considered to be a type of development that is required to make such a contribution.

Community Infrastructure Levy

38. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

Other matters

39. Public Right of Way FP4 runs through the western portion of the site along the existing access to the site from Dawson Lane. However, this would not be obstructed by the proposed development and the existing arrangements would not be altered by the proposed development.

CONCLUSION

40. The proposed development would not be inappropriate development in the Green Belt. It would not have an unacceptable adverse impact on the character and appearance of the existing site and the surrounding area or the amenity of neighbouring residents. Nor would it cause any significant harm to ecology or highway safety and it would not harm the significance of the identified heritage asset. The statutory duty to preserve is met and the application accords with the Framework at Chapter 16, Central Lancashire Core Strategy policy 16, policies HS9, BNE1, BNE8 and BNE9 of the Chorley Local Plan 2012 – 2026. Consequently, it is recommended that the application is approved, subject to conditions.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central

Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested Conditions

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. Prior to any works taking place, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Details of the colour, form and texture of all external facing materials to the proposed dwellings.
- b) Details of the colour, form and texture of all hard ground- surfacing materials.
- c) Location, design and materials of all fences, walls and other boundary treatments.

The development thereafter shall be completed in accordance with the approved details. Prior to the first occupation of the dwelling hereby permitted all fences and walls shown in the approved details to bound its plot shall have been erected in conformity with the approved details.

Reason: In the interests of the visual amenities and character of the area and to provide reasonable standards of privacy to residents.

3. The development hereby permitted shall be carried out in accordance with the approved plans below:

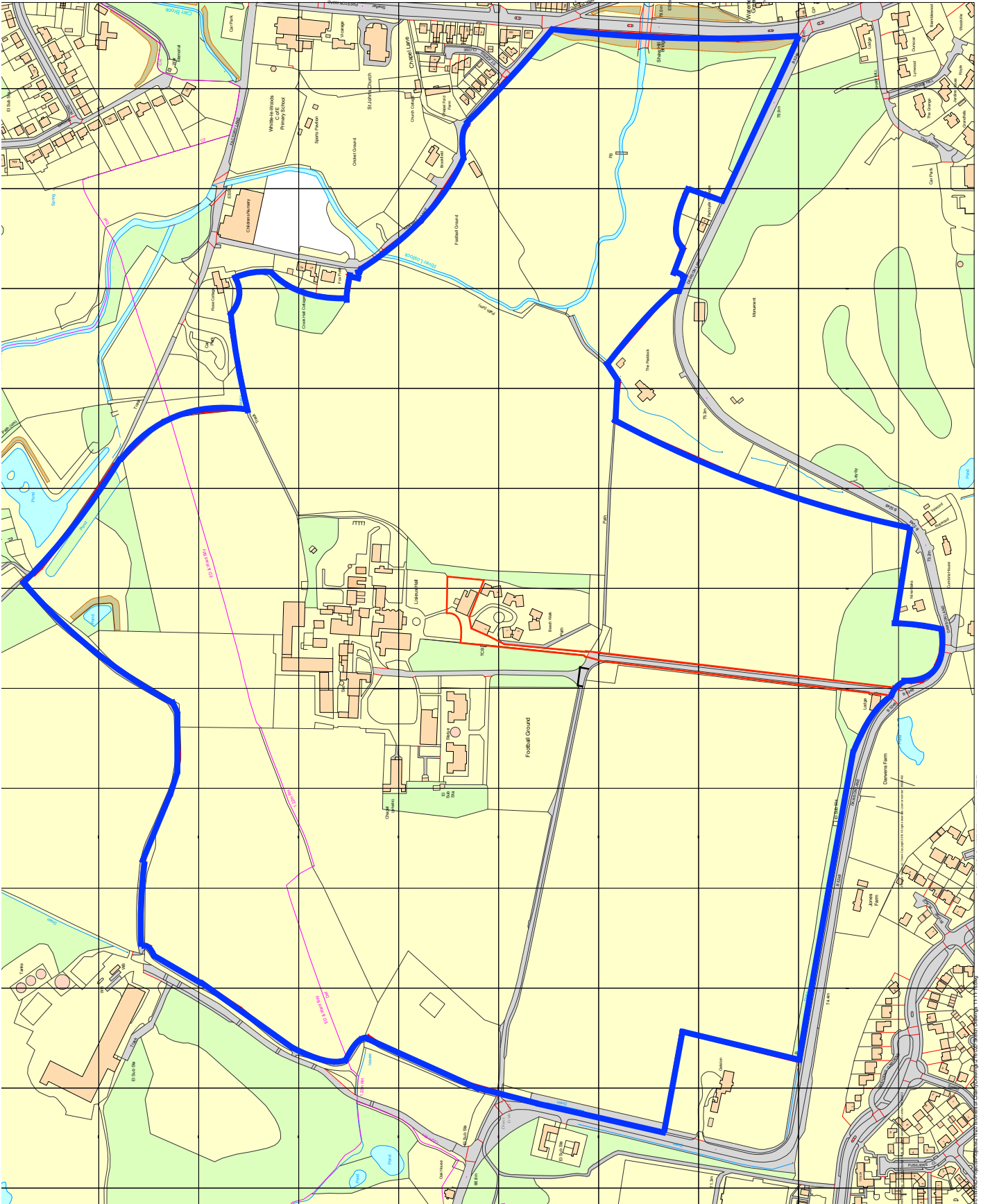
Title	Plan Ref	Received On
Site Location Plan	SK-01	17 November 2023
Site Plan	PCE-Brothers Of Charity-June-23-Site P1	17 November 2023
Proposed Floorplans and Elevations	PCE-Brothers Of Charity-June-23-Pro	8 September 2023

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

This drawing is for informational purposes only and is not for construction. It is not intended to be used for construction. It is not intended to be used for construction. It is not intended to be used for construction.

Scale Converter			
A1 Scale to A3 Scale		A1 Scale to A3 Scale	
1:1	1:2	1:5	1:10
1:10	1:20	1:25	1:50
1:50	1:100		
1:250	1:500		

APPROVED	DATE	BY	PROJECT
DESIGNED			
CHECKED			
CHECKED			
<input type="checkbox"/> Feasibility	<input type="checkbox"/> Tender	<input type="checkbox"/> For Client Approval	
<input type="checkbox"/> Planning Regulations	<input type="checkbox"/> Construction	<input type="checkbox"/> Primary	
<input type="checkbox"/> As Built			
Client: Bidder of Charity	Project No: 2016	Approved: N/A	Scale: N/A
Project Title: New Road and Car Parking	Project Location: 716,000	Scale: 1:500	Scale: 1:1000
Drawing Title: Site Location Plan	Scale: 1:500	Scale: 1:1000	Scale: 1:500
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APPLICATION REPORT – 23/00841/ADV

Validation Date: 26 October 2023

Ward: Chorley North West

Type of Application: Advertisement

Proposal: Application for advertisement consent for the display of 2no. non illuminated fascia signs

Location: The Gables Care Home 25 Southport Road Chorley PR7 1LF

Case Officer: Simon Lems

Applicant: Mrs Shameem Manzoor

Agent: N/a

Consultation expiry: 16 November 2023

Decision due by: 21 December 2023

RECOMMENDATION

1. It is recommended that advertisement consent is granted, subject to conditions.
2. This application is being brought to committee for determination as it has been requested by the Ward Councillor.

SITE DESCRIPTION

3. The application site is located within the settlement area of Chorley, on the southern side of Southport Road and the western side of Windsor Road, occupying the corner plot. The existing property is a semi-detached residential home for the elderly and is of a distinctive design. The immediate locality is characterised by similar properties albeit in different uses.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks advertisement consent for the display of 2no. non illuminated fascia signs.

REPRESENTATIONS

5. Two representations have been received in objection to the proposal, citing the following:
 - A large advertising hoarding is not suitable or appropriate given the residential nature of the area.
 - Does the erection of advertising hoarding give anyone in a residential area permission to advertise any business they may be connected with in their front garden?
 - A small sign such as the one presently on the fire escape facing onto Windsor Road and clearly visible from Southport Road is surely big enough to register the buildings use and designation.

- The size of the advertising boards are very intrusive to my home, despite having a hedge over six foot the advertising sign is directly visible from my front room and extremely obtrusive.
- Overtime the signage has increased both in size and number.
- The size of the current signage appears more in keeping with a commercial area than a residential one.
- Westwood Care Home, another care home located on the same road and its signage remains more in keeping with a residential area of town.
- If this signage is approved, will that set a precedent for any private household or business to advertise their services on the same size and scale?

CONSULTATIONS

6. CIL Officers – Commented stating that this is not a chargeable development for the purposes of the Community Infrastructure Levy. Not CIL Liable.
7. Lancashire County Council (LCC) Highway Services – Commented stating that they do not have any objections regarding the proposed application for advertisement consent for the display of 2no. non illuminated fascia sign and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

PLANNING CONSIDERATIONS

8. At paragraph 141 the National Planning Policy Framework states that the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Impact on amenity

9. The application site is visually prominent along the southern side of Southport Road as well as at the eastern side of Windsor Road. The signs would be installed on white powder coated posts that have been inserted into the ground on the grass verge to the front of the property. One of the signs faces toward Southport Road and the other towards Windsor Road. The proposed signs are modest in scale and commensurate with the size of the building which they are advertising and are replacing previous signage of a similar character. Whilst the signs would be visible within the streetscene and from public vantage points located along Southport and Windsor Road, it is not considered that they would be unduly prominent and are of modest proportions such that they are not an overriding feature. In this case, it is considered that there would be no adverse impact on the amenities of the area.

Public safety

10. The proposed signs would be of a size and scale appropriate to the application site and would not be unduly prominent or distracting to drivers. LCC Highway Services have stated that they do not have any objections to the proposed advertisements and are of the opinion that they would not have a significant impact on highway safety. It is, therefore, considered that the proposed signs would not cause harm to public safety.

CONCLUSION

11. The proposed signs would not result in any detrimental harm to the visual amenity or character of the area or public safety. Therefore, it is considered that the advertisements accord with the Framework and the application is accordingly recommended for approval.

RELEVANT HISTORY OF THE SITE

Ref: 95/00087/FUL **Decision:** REFFPP **Decision Date:** 26 April 1995

Description: Two storey side extension,

Ref: 08/01083/ADV **Decision:** PERADV **Decision Date:** 2 January 2009

Description: Retrospective application for the retention of non-illuminated sign advertising a care home

Ref: 15/00851/FUL **Decision:** PERFPP **Decision Date:** 19 October 2015

Description: Demolition of existing conservatory and erection of a new orangery

Ref: 23/00841/ADV **Decision:** PCO **Decision Date:**

Description: Application for advertisement consent for the display of 2no. non illuminated fascia signs

Ref: 93/00296/FUL **Decision:** REFFPP **Decision Date:** 3 August 1993

Description: Two storey rear and side extension and erection of conservatory to rear

Ref: 92/00953/FUL **Decision:** PERFPP **Decision Date:** 9 February 1993

Description: First floor rear extension provision of external fire escape and construction of conservatory to rear

Ref: 84/00365/FUL **Decision:** PERFPP **Decision Date:** 6 August 1984

Description: Two storey extension to private rest house for the elderly

Ref: 82/00697/FUL **Decision:** PERFPP **Decision Date:** 7 December 1982

Description: Change of use to Private home for the elderly

Ref: 82/00649/FUL **Decision:** PERFPP **Decision Date:** 7 December 1982

Description: Change of use to Guest House with 5 bedrooms

RELEVANT POLICIES: The National Planning Policy Framework

Suggested Conditions

1. Advertisement consent hereby granted is for a period not exceeding five years from the date of this consent.

Reason - Required to be imposed pursuant of the Town and Country Planning (Control of Advertisements) Regulations 2007.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Location Plan	Drawing 003	12 December 2023
Template for front signage	Drawing 002	12 December 2023
Photo of signs	Drawing 001	12 December 2023

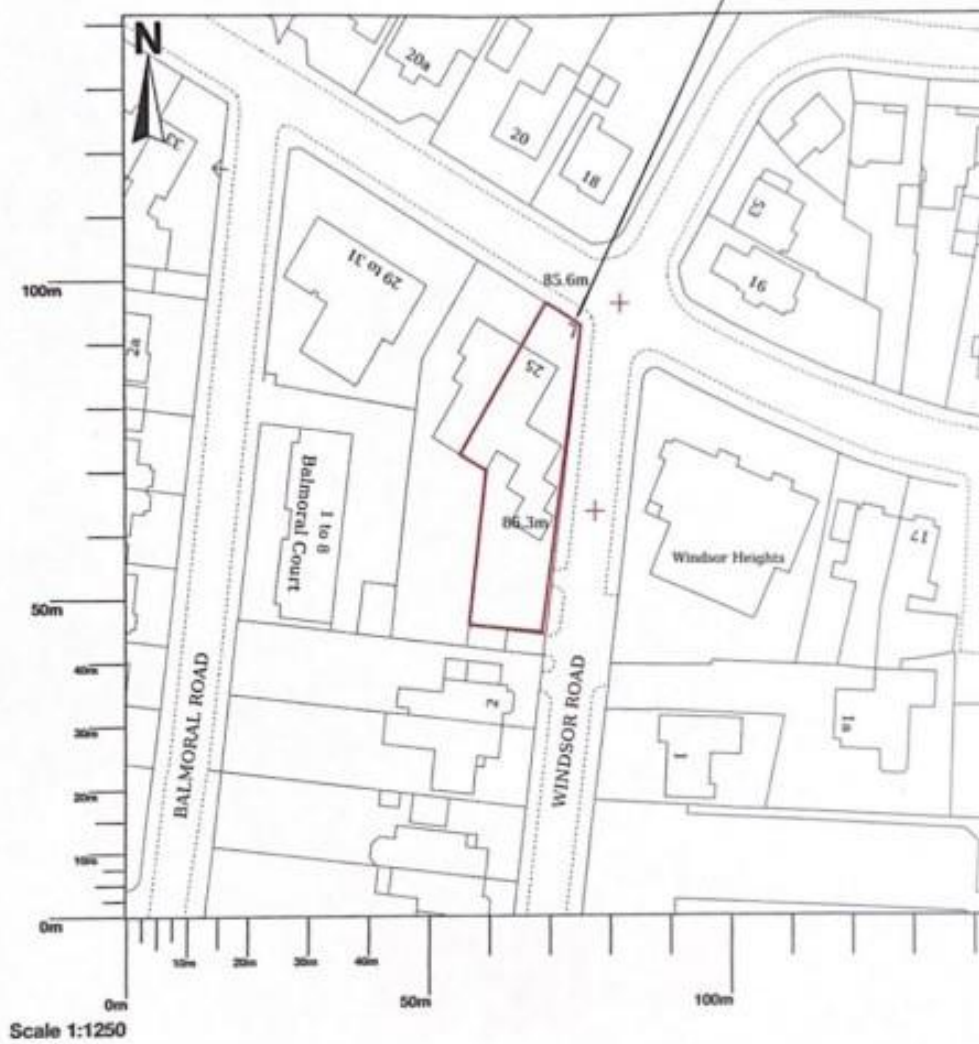
Reason: For the avoidance of doubt and in the interests of proper planning

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Signage position for 25 Southport Road, PR7 1LF

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APPLICATION REPORT – 23/00893/FUL

Validation Date: 20 October 2023

Ward: Chorley North West

Type of Application: Full Planning

Proposal: Change of use of no. 48 Cunliffe Street across the second floor to 5no. apartments (Use Class C3)

Location: Boro Corn Mill 48 Cunliffe Street Chorley

Case Officer: Chris Smith

Applicant: Mr Stephen Fairclough

Agent: Mr David Perry

Consultation expiry: 15 November 2023

Decision due by: 19 January 2024

RECOMMENDATION

1. It is recommended that planning permission is granted, subject to conditions and a S106 legal agreement to secure a financial contribution of £670.00 towards the provision of equipped play area for children/young people.

SITE DESCRIPTION

2. The application site is located within the settlement area of Chorley as defined by the Chorley Local Plan 2012 -2026 on the corner of Cunliffe Street and Clarence Street approximately 150m south east of the town centre boundary. The site is a three-storey red brick building, and the immediate locality is a high-density urban environment characterised by a variety of commercial units located to the south and east of the site and terraced residential properties to the west and east.
3. The rear part of the building accessed from Clarence Street contains a lower two storey element which is set down from the main three storey part of the building which fronts Cunliffe Street. This part of the building is currently being utilised by a window fitting company (Goldseal UPVC).

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks planning permission for the change of use of the second floor of no. 48 Cunliffe Street to 5no. residential apartments along with an associated secure screened bin and cycle storage facilities. There would be 2no. one-bedroom apartments and 3no. two-bedroom apartments.

REPRESENTATIONS

5. No representations have been received.

CONSULTATIONS

6. Lancashire Highway Services (LCC Highways) – Have stated that they do not have any objections to the proposed development and are of the opinion that it would not have a significant impact on highway safety, capacity, or amenity in the immediate vicinity of the site.

PLANNING CONSIDERATIONS

Principle of the development

7. The National Planning Policy Framework (The Framework) states that plans and decisions should apply a presumption in favour of sustainable development and for decision making this means approving development proposals that accord with an up-to-date development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
8. The application site is located within the core settlement area of Chorley. Policy V2 of the Chorley Local Plan 2012 - 2026 states that within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development.
9. Also weighing in favour of the proposal is the great weight attached to the benefits of using suitable sites within existing settlements for homes, as set out in the Framework. In addition, the proposed development would bring back into use a part of the building, which is currently vacant and at risk of becoming dilapidated and falling into disrepair and therefore, there are visual amenity reasons for bringing this part of the building back into use.
10. The principle of the proposed development is therefore, considered to be acceptable, subject to material planning considerations.

Design and impact on the character of the area

11. Policy BNE1 of the Chorley Local Plan 2012 - 2026 states that planning permission will be granted for new development, including extensions, conversions, and free-standing structures, provided that (amongst other things):
 - “a) The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale, and massing, design, orientation and use of materials.
 - c) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;”
12. Proposed external elevational alterations required in order to facilitate the proposed development would be limited to the installation of a new window at second floor level within the east elevation facing Clarence Street. It is not considered, therefore, that the proposed development would significantly or adversely alter the appearance of the building which would remain in keeping with the character of the immediate locality.
13. Overall, the proposed development is an appropriate design response to the site and would not have a detrimental impact on the surrounding area. The development, therefore, complies with policy BNE1 of the Chorley Local Plan 2012 – 2026 with regards to the design.

Impact on the amenity of neighbouring occupiers

14. Policy BNE1 of the Chorley Local Plan 2012 - 2026 states that planning permission will be granted for new development, including extensions, conversions, and free-standing structures, provided that (amongst other things):

“b) The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing;”

15. The new window would face directly towards the neighbouring residential property to the east of the site at no. 50 Cunliffe Street. However, it would face towards the blank side elevation of this property and therefore, the proposed development would not have an unacceptable adverse impact on the amenity of the occupiers of this property as a result of privacy loss.
16. There are no neighbouring residential properties to the north of the site on the opposite side of Cunliffe Street and there would be no windows within the side (west) elevation of the resultant building. While there would be several habitable room windows within the south facing elevation of the resultant building, to the south the site is bounded by an industrial unit and therefore the windows would not face towards any residential properties.
17. The proposal complies with policy BNE1 of the Local Plan with regards to amenity.

Parking provision and highway safety

18. Policy BNE1 of the Chorley Local Plan 2012-2026 states that developments must not cause severe residual cumulative highways impact or prejudice highway safety, pedestrian safety, the free flow of traffic, or reduce the number of on-site parking spaces.
19. Policy ST4 of the Chorley Local Plan 2012-2026 requires that proposals for development need to make parking provision in accordance with the standards set out in Appendix A of the Local Plan. Appendix A identifies the Council's minimum parking standards for residential (Use Class C3) in all other areas outside Chorley Town Centre as being 1 space per bedroom.
20. Policy ST4 does provide some flexibility in the parking standards and locations that are considered to be more sustainable and well served by public transport may be considered appropriate for lower levels of provision.
21. The site does not contain any parking provision and the application does not propose any. However, LCC Highways have stated that they do not have any objections to the proposed development and are of the opinion that it would not have a significant impact on highway safety, capacity, or amenity of the site.
22. It is also acknowledged that there is limited off-street car parking availability within the immediate area. However, the site is within acceptable walking distance of Chorley Town Centre and has good accessibility in relation to employment, retail, schools, health centres, hospitals, police stations and local amenities. In addition, the site is approximately 170m away from Chorley's main central bus station and 160m away from Chorley railway station. Despite the fact that the application makes no provision for off-street parking, given the sustainable location of the site, the proposed development is considered acceptable.

Public open space

23. Policy HS4A and HS4B of the Chorley Local Plan 2012 – 2026 - Open Space Requirements in New Housing Developments explains that all new housing developments will be required to make provision for open space and recreation facilities, where there are identified local deficiencies in the quantity, accessibility, or quality and/or value of open space and recreation facilities. The requirements for the proposed development are as follows:
 24. The Council does not require contributions from developments of fewer than 11 dwellings in respect amenity greenspace, parks and gardens, natural and semi-natural greenspace, allotments and playing pitches. No contributions are, therefore, required in this case for these standards.

25. With regards to provision for children and young people, there is currently a balanced provision in Chorley North West in relation to this standard and a contribution towards new provision in the ward is therefore not required from this development. However, there are areas of provision for children/young people within the accessibility catchment that are identified as being low quality in the Open Space Assessment Report (February 2019) (sites 1330.1& 1330.2 Tatton Recreation Ground Playground). A contribution towards improvements to these sites is therefore required from this development. The amount required is £134 per dwelling.
26. The total financial contribution required from this development is as follows:

Amenity greenspace	= £0
Equipped Play Area	= £670
Parks/Gardens	= £0
Natural/semi-natural	= £0
Allotments	= £0
Playing Pitches	= £0
Total	= £670

27. The equipped play area provision could be secured by way of a s106 legal agreement. Subject to securing the above, the proposed development would accord with Chorley Local Plan policies HS4 A and B.

Community infrastructure levy

28. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development will be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

29. The proposed development is acceptable in principle and would not have an unacceptable adverse impact on the character and appearance of the existing building or the surrounding area, nor would it cause any significant harm to the amenity of neighbouring residents or highway safety. It is, therefore, considered that the development accords with policy BNE1 of the Chorley Local Plan 2012 – 2026. Consequently, it is recommended that the application is approved subject to conditions.

RELEVANT HISTORY OF THE SITE

Ref: 86/00788/FUL **Decision:** PERFFP **Decision Date:** 2 December 1986
Description: Enlargement of main entrance and improvements to front elevation formation of new reception customers lounge w c's staff room and alterations to staircases

Ref: 07/00416/COU **Decision:** REFFPP **Decision Date:** 6 June 2007
Description: Change of use of part ground floor to form 3No small retail units and alterations to front elevation to form shop fronts

Ref: 09/00273/FUL **Decision:** PERFFP **Decision Date:** 22 June 2009
Description: Change of use of part of ground floor from storage to gym

Ref: 16/00416/FUL **Decision:** PERFFP **Decision Date:** 1 July 2016
Description: Retrospective application for conversion of part of second floor to 2 bed residential flat

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise.

Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested Conditions

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 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.

3. The development hereby permitted shall be carried out in accordance with the approved plans below:

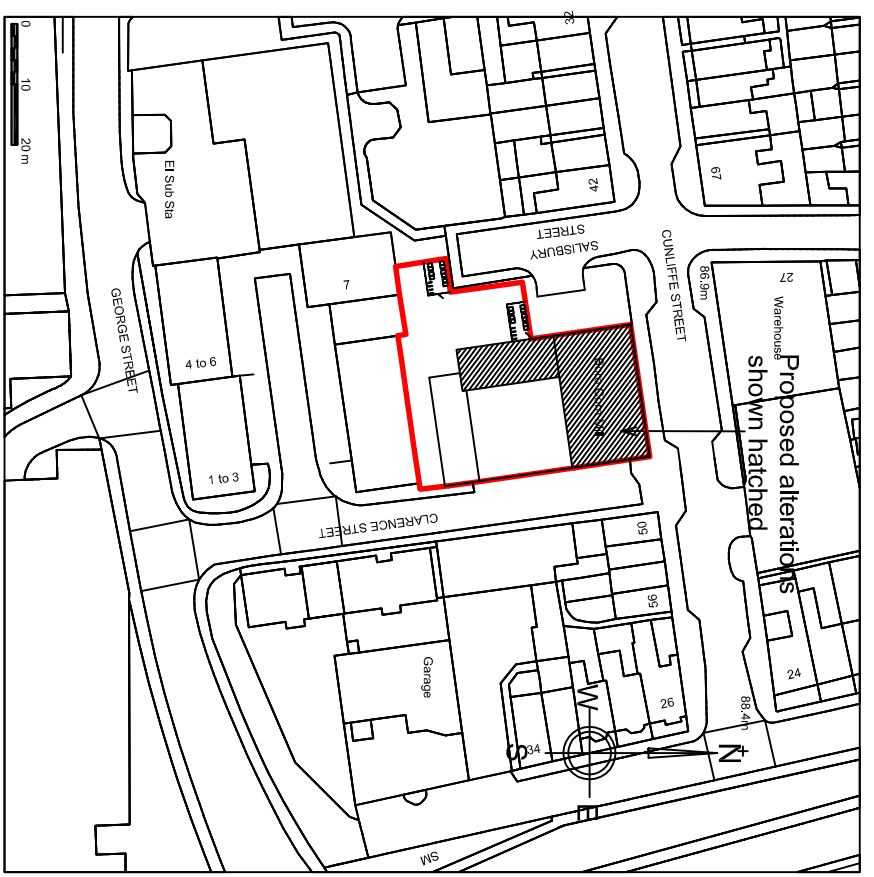
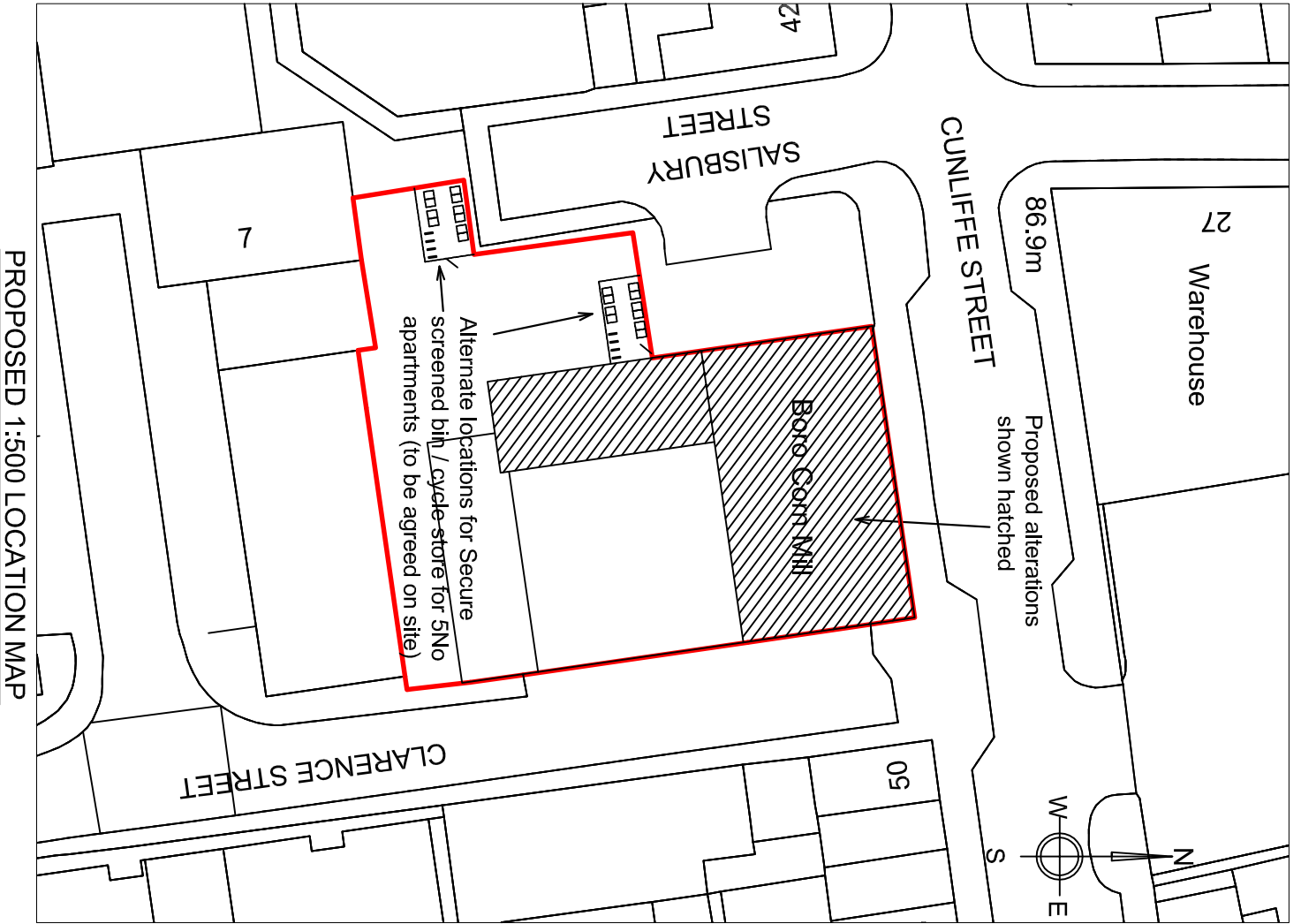
Title	Plan Ref	Received On
Location Plan	1882/100A	20 October 2023
Proposed Elevations Sheet 1	108	20 October 2023
Proposed Elevations Sheet 2	109	20 October 2023
Proposed Ground Floor Layout	110	20 October 2023
Proposed Second Floor Layout	112	20 October 2023

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

4. Secured cycle storage for five bicycles in the position identified on proposed site plan (ref: 1882/100A) hereby approved shall be installed and made available in accordance with the approved plan prior to the occupation of any of the dwellings hereby approved; such facilities shall thereafter be permanently retained for the purposes of secure cycle storage (notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015).

Reason: To encourage sustainable transport modes.

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Goldseal Tradeline Limited

1:1250 & 1:500 LOCATION PLANS

Rev	Description	Date
A	Bin / cycle Stores added	05/10/2023

Dwg No	1882/100A
Drawn	DP
Date	Jul 2023
Scale @ A4	1:1250 1:500

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