

Planning Committee

Tuesday, 6th February 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 report that provides an update of events that have taken place since the agenda was printed.

Agenda No	Item
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6	Addendum
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(Pages 3 - 14)

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	06 February 2024

ADDENDUM

ITEM 3a - 23/00780/REMAJ – Land Adjacent Blainscough Hall, Blainscough Lane, Coppull

The recommendation remains as per the original report.

1 No. further letter of objection has been received that included three illustrative documents. These documents are available at appendix 1.

The following conditions have been amended (*include reason*):

Condition 5 has been amended removing the requirement for details to be submitted and agreed as these already have been.

5. No building or use hereby permitted shall be occupied or the use commenced until the car parking area has been surfaced or paved and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas

Conditions 7 and 8 to be deleted as repetition of Condition 35 on the outline consent.

Condition 9, remove the reference of ‘footbridge’ for clarity.

9. Prior to the occupation of the first dwelling hereby approved, details shall be provided relating to the public rights of way across the site including:

- width and surface of the public right of way
- Location and details of gates along the right of way
- Location of metal bollards along the right of way.

A phasing plan shall be provided given details of the timing for each installation and shall be installed as approved.

Reason: To ensure the Public Right of Way remains available for public use.

The original report has been amended as follows:

Paragraph 2 – there are two public footpaths through the site, one north to south, and one running part east to west across the site.

Paragraph 3 – the S106 requires 30% provision of affordable homes, not 35%.

ITEM 3b - 23/00284/REM – Land West Of 1 The Owls, Blue Stone Lane, Mawdesley

The recommendation remains as per the original report

(1)No. further representation has been received raising a number of queries over the Drainage Strategy with particular regard to levels data and the feasibility of the drainage design. The representation also disagrees that the proposed drainage would provide betterment, and states a preference for surface water drainage to discharge to the existing combined water drain in Blue Stone Lane. The representation states that the land drain that the proposed overflow runs into is already at full capacity during medium to heavy rainfall.

Officer comment: The Drainage Strategy has been updated with revised levels data provided that reflects a topographical survey of the site. It has also been acknowledged that betterment may not be achieved and therefore this statement has been removed from the Drainage Strategy. To direct surface water to the combined sewer would be the least suitable option for the management of surface water in consideration of the drainage hierarchy set out in the National Planning Practice Guidance (NPPG). In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The first priority is infiltration, which is the method proposed in this instance. It is noted that there is a history of surface water flooding to the south of the site and at Dark Lane. The proposed drainage system would manage surface water through infiltration, with alternative discharge to the water course being temporary either during maintenance or during a heavy rainfall event.

The following conditions are recommended:

No.	Condition																											
1.	<p>The proposed development must be begun not later than two years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																											
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="368 1686 1353 2007"> <thead> <tr> <th data-bbox="368 1686 815 1749">Title</th> <th data-bbox="815 1686 1066 1749">Drawing Reference</th> <th data-bbox="1066 1686 1353 1749">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="368 1749 815 1780">Location Plan</td> <td data-bbox="815 1749 1066 1780">1305-1.01</td> <td data-bbox="1066 1749 1353 1780">09 October 2023</td> </tr> <tr> <td data-bbox="368 1780 815 1812">Proposed Site Plan</td> <td data-bbox="815 1780 1066 1812">1305-2.01 Rev. E</td> <td data-bbox="1066 1780 1353 1812">29 February 2024</td> </tr> <tr> <td data-bbox="368 1812 815 1843">Proposed Elevations</td> <td data-bbox="815 1812 1066 1843">1305-2.04 Rev. G</td> <td data-bbox="1066 1812 1353 1843">29 February 2024</td> </tr> <tr> <td data-bbox="368 1843 815 1874">Proposed Elevations</td> <td data-bbox="815 1843 1066 1874">1305-2.05 Rev. E</td> <td data-bbox="1066 1843 1353 1874">29 February 2024</td> </tr> <tr> <td data-bbox="368 1874 815 1906">Proposed Floor Plans</td> <td data-bbox="815 1874 1066 1906">1305-2.03 Rev. C</td> <td data-bbox="1066 1874 1353 1906">09 October 2023</td> </tr> <tr> <td data-bbox="368 1906 815 1937">Proposed Floor Plans</td> <td data-bbox="815 1906 1066 1937">1305-2.02 Rev. C</td> <td data-bbox="1066 1906 1353 1937">09 October 2023</td> </tr> <tr> <td data-bbox="368 1937 815 1968">Section A-A</td> <td data-bbox="815 1937 1066 1968">1305-3.01 Rev. A</td> <td data-bbox="1066 1937 1353 1968">09 October 2023</td> </tr> <tr> <td data-bbox="368 1968 815 2000">Section B-B</td> <td data-bbox="815 1968 1066 2000">1305-3.02 Rev. A</td> <td data-bbox="1066 1968 1353 2000">09 October 2023</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Location Plan	1305-1.01	09 October 2023	Proposed Site Plan	1305-2.01 Rev. E	29 February 2024	Proposed Elevations	1305-2.04 Rev. G	29 February 2024	Proposed Elevations	1305-2.05 Rev. E	29 February 2024	Proposed Floor Plans	1305-2.03 Rev. C	09 October 2023	Proposed Floor Plans	1305-2.02 Rev. C	09 October 2023	Section A-A	1305-3.01 Rev. A	09 October 2023	Section B-B	1305-3.02 Rev. A	09 October 2023
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	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>
3.	<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>
4.	<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).</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
5.	<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).</p> <p><i>Reason: In the interests of highway safety and to prevent flooding.</i></p>
6.	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, 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><i>Reason: In the interest of the appearance of the locality.</i></p>
7.	<p>The drainage for the development hereby approved, shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy (Ref. 2023.141 Rev. A – 05/02/24) prepared by Graham Schofield Associates and received 05 February 2024. Prior to the first occupation of the development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p><i>Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off.</i></p>
8.	<p>The development hereby approved shall be implemented in accordance with the Construction Management Plan received on 09 October 2023.</p> <p><i>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.</i></p>
9.	<p>Prior to first occupation of the dwelling hereby approved one bird box and one bat box shall be provided on the dwelling and shall be retained at all times thereafter.</p> <p><i>Reason: To mitigate the loss of bird nesting opportunities and any loss of biodiversity.</i></p>
10.	<p>All windows in the first floor of the west facing elevation of the dwelling hereby approved 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.</p>

<i>Reason: In the interests of the privacy of occupiers of neighbouring property.</i>

The original report has been amended as follows:

Paragraph 27 states that a sustainable drainage solution has been designed to accommodate a “betterment” of the existing situation as opposed to retaining the “status quo”. This was challenged in a representation, and queried by officers with the applicant’s drainage engineer. This statement was subsequently removed from the drainage strategy as betterment cannot be guaranteed and therefore it has also been removed from the report.

ITEM 3f - 23/01055/FUL - 153 Chorley Road

The recommendation remains as per the original report

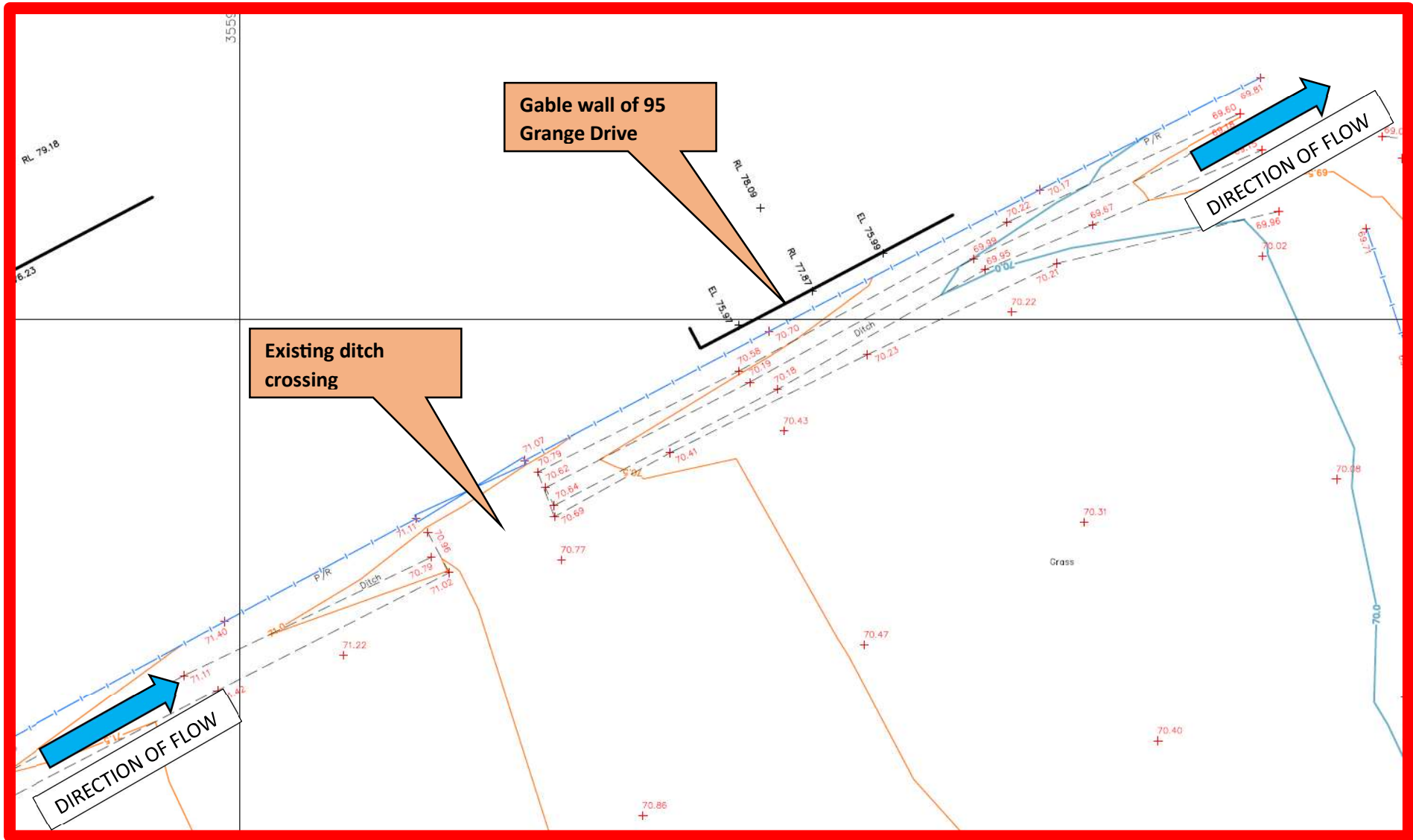
The following condition has been added to the recommendation. This was an omission in the original drafting:

Construction work shall be carried out in line with the hours detailed in the Chorley Council document "Code of Practice for Construction and Demolition".

Reason: In order to protect the amenity of neighbouring residents.

Appendix 1:

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A topographical survey drawing of the site was submitted as part of outline application referene no. 20/01399/OUTMAJ and shows the existing ditch system along the northern boundary of the site upstream of where it connects in to Tanyard Brook.

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BLAINSCOUGH LANE, COPPULL



Typical Section (06) 1:200



Section (06) Location Plan 1:500

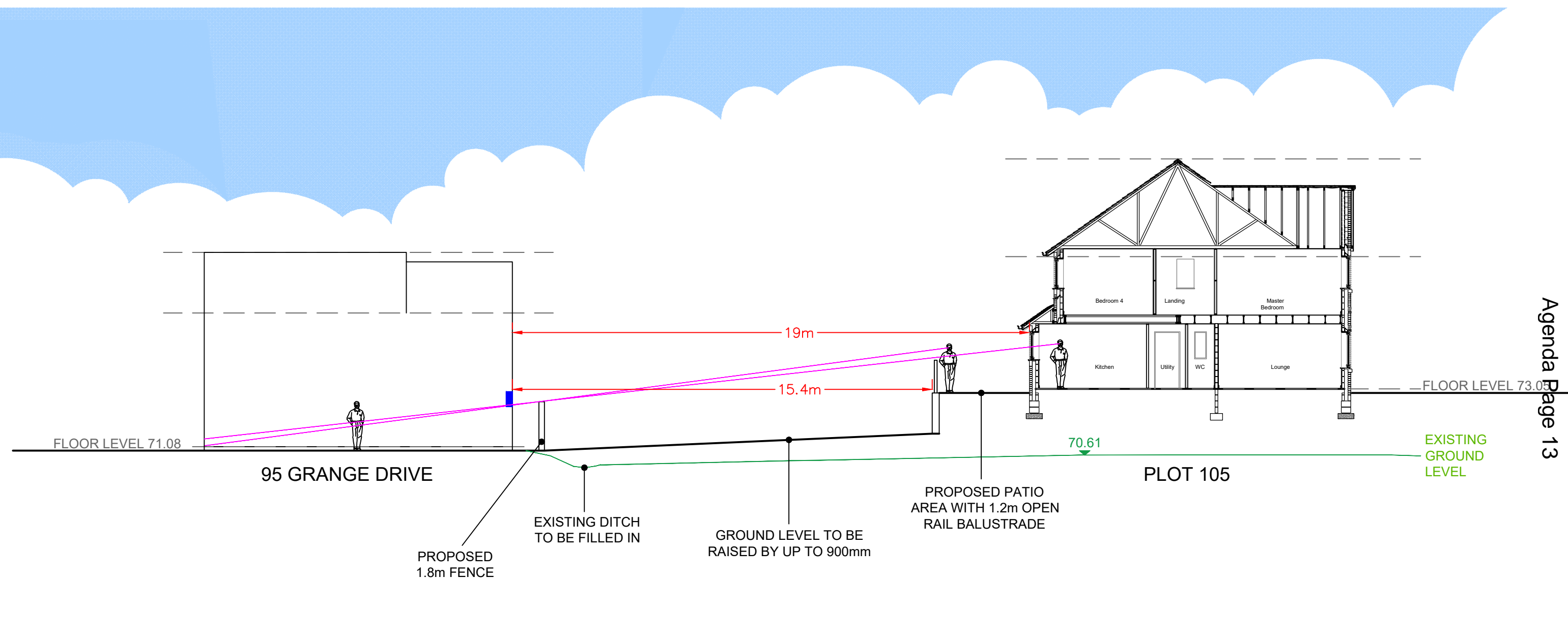

 Last updated:
Blainscough Lane, Coppull

Site Section 06

Reference	Description	Date
40072.03.556	B	
40072		
1	Submit updated information with revised photographic evidence	28.11.2018
2	Paper copy of all design files reviewed under 100% quality control	04.11.2018

Stary Construction Ltd.
 Stary Industrial Estate, Colton, Coppull, OX11 1SA
 Tel 01235 848808 Fax 01235 848811

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- KEY
- SIGHT LINES
 - EXISTING GROUND PROFILE
 - EXISTING WINDOW IN GABLE WALL (ONLY WINDOW SERVING HABITABLE ROOM)
 - 5'10" PERSONS

DRAWING TO SCALE

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