

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 14th August 2007

In the Council Chamber, Town Hall, Chorley

At 6.30 pm



PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

- Persons must give notice of their wish to address the Committee, to the Democratic Services Section by no later than midday, two working days before the day of the meeting. (12 Noon on the Friday prior to the meeting)
- One person to be allowed to address the Committee in favour of the officers recommendations on respective planning applications and one person to be allowed to speak against the officer's recommendations.
- In the event of several people wishing to speak either in favour or against the recommendation, the respective group/s will be requested by the Chair of the Committee to select one spokesperson to address the Committee.
- If a person wishes to speak either in favour or against an application without anyone wishing to present an opposing argument that person will be allowed to address the Committee.
- Each person/group addressing the Committee will be allowed a maximum of three minutes to speak.
- The Committees debate and consideration of the planning applications awaiting decision will only commence after all of the public addresses.

ORDER OF SPEAKING AT THE MEETINGS

1. The Director of Development and Regeneration or her representative will describe the proposed development and recommend a decision to the Committee. A presentation on the proposal may also be made.
2. An objector/supporter will be asked to speak, normally for a maximum of three minutes. There will be no second chance to address Committee.
3. The applicant or her/his representative will be invited to respond, again for a maximum of three minutes. As with the objector/supporter, there will be no second chance to address Committee.
4. A local Councillor who is not a member of the Committee may speak on the proposed development.
5. The Development Control Committee, sometimes with further advice from Officers, will then discuss and come to a decision on the application.

There will be no questioning of speakers by Councillors or Officers, and no questioning of Councillors or Offices by speakers.

Chief Executive's Office

Please ask for: Dianne Scambler
Direct Dial: (01257) 515034
E-mail address: dianne.scambler@chorley.gov.uk
Date: 3 August 2007

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 14TH AUGUST 2007

You are invited to attend a meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 14th August 2007 at 6.30 pm.

A G E N D A

1. **Apologies for absence**
2. **Declarations of Any Interests**

Members are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda. If the interest arises **only** as result of your membership of another public body or one to which you have been appointed by the Council then you only need to declare it if you intend to speak.

If the personal interest is a prejudicial interest, you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

3. **Minutes (Pages 1 - 22)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 17 July 2007 (enclosed)

4. **Planning Applications Awaiting Decsion (Pages 23 - 24)**

Table (enclosed)

Please note that copies of the location plans are included with the agenda. Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to current planning applications on our website www.chorley.gov.uk/planning

- (a) **A1:07/00468/FULMAJ - 21-23, Southport Road, Chorley** (Pages 25 - 32)

Report of the Director of Development and Regeneration (enclosed)

- (b) **A2:07/00489/FULMAJ - Bradley Hall, Parr Lane, Eccleston** (Pages 33 - 40)

Continued....

Report of Director of Development and Regeneration (enclosed)

- (c) A3:07/00568/FULMAJ - Cliffs Farm, Wood Lane, Mawdesley (Pages 41 - 60)

Report of the Director of Development and Regeneration (enclosed)

- (d) B1:07/00346/OUT - Land 40m South of 48, Lancaster Lane, Clayton-Le-Woods
(Pages 61 - 68)

Report of the Director of Development and Regeneration (enclosed)

- (e) B2:07/00685/FUL - 54, Lancaster Lane, Clayton-Le-Woods, Leyland (Pages 69 - 78)

Report of the Director of Development and Regeneration (enclosed)

- (f) B3:07/00747/FUL - Duxbury Park Golf Course, Duxbury Hall Road, Chorley
(Pages 79 - 86)

Report of the Director of Development and Regeneration (enclosed)

- (g) B4:07/00748/LBC - Duxbury Park Golf Course, Duxbury Hall Road, Chorley
(Pages 87 - 92)

Director of Development and Regeneration (enclosed)

5. **Planning Appeals and Decisions - Notification (Pages 93 - 94)**

Report of the Director of Development and Regeneration (enclosed)

6. **Delegated Decisions determined by the Director of Development and Regeneration, the Chair and Vice Chair of the Committee (Pages 95 - 96)**

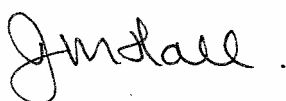
Selected Planning Applications that have been determined by the Director of Development and Regeneration following consultation with the Chair and Vice Chair of the Committee (table enclosed)

7. **A List of Planning Applications determined by the Chief Officer under Delegated Powers between 4 July and 31 July 2007 (Pages 97 - 118)**

Schedule (enclosed)

8. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Chief Executive

Encs

Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair) and Councillors Ken Ball, Eric Bell, Alan Cain, Henry Counce, Michael Davies, Mike Devaney, Dennis Edgerley, Daniel Gee, Pat Haughton, Roy Lees, Adrian Lowe, June Molyneaux, Geoffrey Russell, Edward Smith and Ralph Snape) for attendance.
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Wendy Gudger (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services), Mark Moore (Principal Planning Officer) and Dianne Scambler (Trainee Democratic Services Officer) for attendance.

**This information can be made available to you in larger print
or on audio tape, or translated into your own language.
Please telephone 01257 515118 to access this service.**

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823

کیجئے:

This page is intentionally left blank

Development Control Committee

Tuesday, 17 July 2007

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Ken Ball, Eric Bell, Henry Caunce, Mike Devaney, Dennis Edgerley, Daniel Gee, Pat Haughton, Roy Lees, June Molyneaux, Geoffrey Russell, Edward Smith and Ralph Snape

Officers: Jane Meek (Director of Development and Regeneration), Wendy Gudger (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services), Dianne Scambler (Trainee Democratic Services Officer) and Nicola Hopkins (Planning Officer)

Also in attendance: Councillors Alan Cullens (Clayton-Le-Woods North) and Mark Perks (Astley and Buckshaw)

07.DC.85 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Alan Cain, Michael Davies and Adrian Lowe who could not attend as he was on Mayoral duty.

07.DC.86 DECLARATIONS OF ANY INTERESTS

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct, the following Members declared an interest in relation to the Planning Applications listed below, which were included on the meetings agenda for determination.

Councillor Harold Heaton – Planning Application 07/00453/COU

Councillor Geoff Russell – Planning Application 07/00497/FUL

07.DC.87 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 19 June 2007 be confirmed as a correct record and signed by the Chair.

07.DC.88 PLANNING APPLICATIONS AWAITING DECISION

The Director of Development and Regeneration submitted reports on a number of planning applications to be determined by this Committee.

RESOLVED – That the planning applications, as now submitted, be determined in accordance with the Committee's decisions as recorded below.

(a) B6:07/00453/COU - Park View, Runshaw Lane, Euxton

(Councillor Harold Heaton declared an interest in the following application and left the meeting during the discussion and voting on the proposal)

(The Committee received representations from an objector and a supporter to the proposals and the applicant)

Application No: 07/00453/COU
 Proposal: Retrospective application for the change of use of residential curtilage and a further parcel of land to enable storage of 25 additional caravans
 Location: Park View, Runshaw Lane, Euxton, Chorley
 Decision: It was proposed by Councillor Danny Gee, seconded by Councillor Geoff Russell, to grant planning permission of the retrospective planning application.

An amendment to the motion was proposed by Councillor Dennis Edgerley, seconded by Councillor Eric Ball, and was subsequently **RESOLVED (7:6) with the Chair using his casting vote to refuse planning permission for the follows reasons:**

1. The site is located within the Green Belt wherein caravan storage is not expressly in any of the categories of appropriate development allowable in such areas given in Policy DC1 of the Chorley Borough Local Plan Review, Policy 6 of the Joint Lancashire Structure Plan and PPG2. Caravan storage is therefore by definition inappropriate development and as such, very special circumstances must exist in order to justify planning permission being granted. In this case, the very special circumstances advanced in support of the application are not considered to be of sufficient weight to justify planning permission being granted.

2. The caravan storage results in detrimental harm to the open rural character and appearance of the Green Belt and is therefore prejudicial to the purposes land being included within the Green Belt, contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review, Policy 6 of the Joint Lancashire Structure Plan and PPG2.

3. The imposition of a Grampian style condition to secure the proposed highway junction improvement works would be unenforceable and therefore inappropriate as the use to which this application relates is already taking place. Given the vehicular access to the site is as existing substandard in terms of width and visibility, the increased vehicular movements are likely to increase the risk of accidents to the detriment of highway safety, contrary to Policy TR4 of the Adopted Chorley Borough Local Plan Review if the said works were not carried out.

(b) B2:07/00199/OUT - Chorley Valeting Services, 101 Anderton Street, Chorley

(The Committee received representations from an objector to the proposals)

Application No: 07/00199/OUT
 Proposal: Outline application for erection of residential dwellings
 Location: Chorley Valeting Services, 101 Anderton Street, Chorley
 Decision: It was proposed by Councillor Ken Ball, seconded by Councillor Mike Devaney and was subsequently **RESOLVED to grant planning permission for the proposed development subject to the following condition:**

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 92 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced, full details of the following reserved matters design, external appearance and landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *The permission is in outline only and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

3. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on - site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

Reason: *To ensure a safe of development that poses no unacceptable risk of pollution to water resources or to human health.*

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: *To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

(c) B3:07/00232/FUL - Astley Park, Park Road, Chorley

(The Committee received representations from an objector to the proposals and a ward representative, Councillor Mark Perks whose ward would be affected by the proposals)

Application No: 07/00232/FUL
 Proposal: Proposed lighting of the main route through Astley Park (4.79m high lighting columns at 28m intervals)
 Location: Astley Park, Park Road, Chorley
 Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Roy Lees, to grant planning permission subject to the amended conditions.

An amendment to the motion was proposed by Councillor Ralph Snape, seconded by Councillor Ken Ball, to refuse the planning application. Upon being put to the vote the motion was lost (4:9).

Consequently the original motion was then put to the vote and it was **RESOLVED (10:3) to grant full planning permission subject to the following 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 91 of the Town and Country Planning Act 1990.*

2. Prior to the commencement of the development hereby approved a scheme for the proposed hours of illumination of the proposed lighting shall be submitted to and approved in writing by the local planning authority.

Reason: *To safeguard the amenities of local residents.*

3. Prior to the commencement of the development hereby approved full details of the external finishing materials of the lighting columns shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of the appearance of the locality and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

4. Prior to the commencement of the development hereby approved a plan detailing the lux levels provided by the lighting shall be submitted to and approved by the local planning authority.

Reason: To safeguard the amenities of local residents.

5. Notwithstanding condition 2 the proposed lighting shall be switched off no later than 10pm each evening unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of residential amenity and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan.

(d) **B5:07/00446/COU - Brook House Hotel, 662, Preston Road, Clayton-Le-Woods, Chorley**

(The Committee received representations from an objector to the proposals and a ward representative Councillor Alan Cullens)

Application No: 07/00446/COU
 Proposal: Retrospective application to extend existing car park area into landscaped area.
 Location: Brook House Hotel. 662, Preston Road, Clayton-Le-Woods, Chorley

Decision:

It was proposed by Councillor Mike Devaney, seconded by Councillor Dennis Edgerley, and subsequently **RESOLVED (13:0) to refuse planning permission for the following reason:**

The proposed development has resulted in additional noise and disturbance to the adjoining properties at Well Orchard and Preston Road and this is detrimental to their residential amenities and contrary to policy EP20 of the Adopted Chorley Borough Local Plan and that Enforcement Action be authorised and that the removal of the hardstanding and kerbs is required to be removed within 3 months of the date of this decision.

(e) **B14:07/00725/FUL - 1, Victoria Terrace, Victoria Street, Wheelton**

Application No: 07/00725/FUL
 Proposal: Erection of a single storey side and rear extensions
 Location: 1, Victoria Terrace, Victoria Street, Wheelton, Chorley

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Ralph Snape, and subsequently **RESOLVED (12:0) with Councillor Ken Ball abstaining, to grant full planning permission subject to the following 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 91 of the Town and Country Planning Act 1990.

2. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

3. The window in the west elevation of the proposed garage shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: *In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.*

4. The approved plans are:

Plan Ref. DD/579/2D Received On: 17th July 2007

Title :Proposed Plans and Elevations

Reason: *To define the permission and in the interests of the proper development of the site.*

(f) A1:07/00469/FULMAJ - Land representing Phase 3 and Clayton Green Business Park, Preston Road, Clayton-Le-Woods

Application No: 07/00469/FULMAJ

Proposal: Erection of 1no. two storey office building

Location: Land representing phase 3 and Clayton Green Business Park, Preston Road, Clayton-Le-Woods, Chorley

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Ralph Snape, and subsequently **RESOLVED to grant full planning permission subject to the following 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 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: *To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: *To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: *To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

5. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

6. 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 sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

(g) **A2:07/00483/FULMAJ - Land South of Parcel 7 and Parcel F, Euxton Lane, Euxton**

Application No: 07/00483/FULMAJ
 Proposal: Proposed private residential development consisting of 139 No. 2,3,4 and 5 bed roomed dwellings

Location: Land south of Parcel 7 and Parcel F, Euxton Lane, Euxton

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Ken Ball, and subsequently **RESOLVED to grant full planning permission subject to the following 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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings (notwithstanding any details shown on the previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

4. 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 sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

5. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class B) or any Order revoking or re-enacting the Order, no hard surfacing shall be provided within any curtilage that is adjacent to a highway of any dwelling hereby permitted, nor shall any means of access to a highway be formed, laid out or constructed to any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality, in particular to avoid the proliferation of frontage parking and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

8. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.

10. Prior to the commencement of the development full details of the timber 'Juliet' balconies proposed on the apartment blocks shall be submitted to and

approved in writing by the Local Planning Authority. The balconies thereafter shall be constructed and maintained in accordance with the approved plans.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

11. Prior to the commencement of the development details of the cycle parking provision associated with the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall be in accordance with the approved details.

Reason : To ensure adequate on site provision for cycle parking and in accordance with Policies No. TR18 and HS4 of the Adopted Chorley Borough Local Plan Review.

12. Prior to the commencement of the development full details of the bin storage facilities associated with the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The bin storage thereafter shall be constructed and retained in accordance with the approved plans.

Reason: To ensure that adequate refuge storage is provided on site and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

13. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the adopted Chorley Borough Local Plan Review.

14. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

15. The first floor windows on the rear elevation (east elevation) of the Melville House type (Plot 131 of Plan reference PL/01M) shall be fitted with obscure glazing and obscure glazing shall be retained at all times thereafter.

Reason: *In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

16. Notwithstanding the submitted details, prior to the commencement of the development full details of the proposed railings shall be submitted to and approved in writing by the Local Planning Authority. The railings shall replicate the Buckshaw railings which have been erected throughout Buckshaw Village. The development thereafter shall be carried out in accordance with the approved plans.

Reason: *In the interests of the visual amenities of the area and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.*

(h) **B1:07/00191/OUT - Chorley Valeting Services, 86 Anderton Street, Chorley**

Application No: 07/00191/OUT

Proposal: Outline application for the erection of 2 semi-detached residential dwellings

Location: Chorley Valeting Services, 86 Anderton Street, Chorley

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Pat Haughton, and subsequently **RESOLVED to grant outline planning permission subject to a legal agreement and the following 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 92 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced, full details of the following reserved matters namely, design, external appearance and landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5, HS4 and TR4 of the Adopted Chorley Borough Local Plan Review.

3. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

Reason: to ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

(i) B4:07/00433/COU - Formerly Zodiac Gymnasium, Station Road, Croston

Application No: 07/00433/COU

Proposal: Conversion of a former gymnasium (Zodiac Gym) to 2 no. Apartments. The property is located on Station Road, Croston within the main village settlement area behind the Co-op and adjacent to the De Trafford Arms public house.

Location: Formerly Zodiac Gymnasium, Station Road, Croston

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Henry Counce, and subsequently **RESOLVED to grant planning permission subject to the following 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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials used to facilitate the

conversion of the building to apartments (notwithstanding any details shown on the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, or as subsequently agreed in writing by the Local Planning Authority, shall be inserted in the apartments hereby permitted.

Reason: To protect the amenities and privacy of the adjacent property and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. Before either of the apartments hereby permitted are first occupied, the car parking space shall be surfaced or paved with access made available thereto to enable its use in accordance with the approved plan. The car parking space shall not thereafter be used for any purpose other than the parking of a vehicle belonging to a resident of either of the apartments.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review and Policy No. 7 of the Joint Lancashire Structure Plan.

(j) **B7:07/00497/FUL - Land rear of 31 to 39, Park Avenue, and north of 173, Wigan Road, Euxton**

(Councillor Geoff Russell declared an interest in the following application and left the room during the discussion and voting on the proposals)

Application No: 07/00497/FUL
 Proposal: Erection of two new dwellings
 Location: Land rear of 31 to 39, Park Avenue and North of 173, Wigan Road, Euxton

Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Henry Counce and subsequently **RESOLVED to grant planning permission subject to a legal agreement and the following 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 91 of the Town and Country Planning Act 1990.

2. Neither of the dwellings hereby permitted shall be occupied until the site access has been altered in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with Policy TR4 of the adopted Chorley Borough Local Plan Review.

3. That part of the access extending from the kerb line/edge of carriageway for a minimum distance of 5 metres into the site shall be paved in permanent construction, in accordance with details to be first approved in writing by the Local Planning Authority, before the access is used for vehicular purposes.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

4. All floor levels shall be set at a minimum of 41 metres (AOD). Ground levels should not be raised adjacent to the brook in order to ensure the flood flow path is retained.

Reason: To reduce the danger to intended occupants of the buildings from potential flooding.

5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no extension to the dwellings, outbuildings, or other works permitted by Schedule 2, Part 1, Class A, B, C, D or E shall be constructed or erected without express planning permission first being obtained (other than those expressly authorized by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

7. The site shall be drained on separate systems for foul and surface water, and no surface water shall enter the foul water system.

Reason: To ensure a satisfactory means of drainage in accordance with Policy Nos. EP17 of the adopted Chorley Borough Local Plan Review.

8. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

9. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab 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 detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

10. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

11. All windows in the south elevation of the first floor of the dwelling on plot 2 (shown as a bathroom on the approved plans), shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

12. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, or as subsequently agreed in writing by the local planning authority, shall be inserted or constructed at any time at first floor level or above in the south elevation of the dwelling on plot 2 hereby permitted.

Reason: To protect the amenities and privacy of the properties on Park Avenue.

13. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

14. All planting, seeding or turfing comprised in the approved details of landscaping as shown on the submitted plans 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 sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

15. The garages hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, including the parking of cars. The garage shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review

(k) B8:07/00499/OUT - Land 20M North East of 35 - 37, Chorley Road, Heath Charnock

Application No: 07/00499/OUT
 Proposal: Outline application for the erection of one bungalow
 Location: Land 20m North East of 35 – 37, Chorley Road, Heath Charnock

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Ralph Snape, and subsequently **RESOLVED to grant outline planning permission subject to a legal agreement and the following 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 92 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced, full details of the following reserved matters, design, external appearance and landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

(I) B9:07/00500/FUL - 352, Preston Road, Clayton-Le-Woods

Application No: 07/00500/FUL

Proposal: Demolition of existing buildings, removal of trees and the erection of eight dwellings

Location: 352, Preston Road, Clayton-Le-Woods, Chorley

Decision:

It was proposed by Councillor Henry Counce, seconded by Councillor David Dickinson, and subsequently **RESOLVED to grant planning permission subject to a legal agreement and the following 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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the submitted plans, as amended on 4th July 2007.

Reason: To define the permission and ensure a satisfactory form of development.

3. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

4. 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 sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

5. No development shall take place until a plan and section of the access into the site from the A6 Preston Road indicating a 12 metre long stretch of highway at less than 5% gradient has been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be

commenced until the junction has been constructed in accordance with the approved plan.

Reason: To ensure that the development has a safe access onto the public highway and to comply with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

6. Notwithstanding the submitted plan, the hedge along the perimeter of the site adjacent to the A6 Preston Road shall be retained, except for the necessary access into the site and visibility splays. The existing access into the site shall be closed and the perimeter hedge extended by planting across it.

Reason: In the interests of the visual amenity of the area and to comply with Policy EP9 of the Adopted Chorley Borough Local Plan Review.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

8. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

9. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

(m) B10:07/00521/CB3 - Hic Bibi Nature Reserve, Hic Bibi Lane, Coppull

Application No: 07/00521/CB3
 Proposal: Creation of three new ponds, 5 hectares of species rich grassland and various other improvements to nature reserve
 Location: Hic Bibi Nature Reserve, Hic Bibi Lane, Coppull
 Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Dennis Edgerley and subsequently **RESOLVED to grant planning permission subject to the following conditions:**

1. Once the site works are complete, an ecological management plan for the new and existing ponds and grasslands shall be prepared not later than the end of 2008 and submitted to and approved in writing by the Local Planning Authority.

Reason: to secure the proper management of the reserve and to comply with Policy EP2 of the Adopted Chorley Borough Local Plan Review.

2. The works to the ponds shall be carried in accordance with the Great Crested Newt Conservation Licence Application Method Statement.

Reason: To ensure the proper development of the site and secure the habitat of the protected species in accordance with Policy EP2 of the Adopted Chorley Borough Local Plan Review.

3. No works shall be carried out during the bird breeding season (March to July inclusive).

Reason: To prevent any adverse impact on nesting birds which the habitats on site support.

4. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

(n) B11:07/00563/OUT - Land South of 1, Springs Road, Chorley

(The application had been deferred at a previous meeting to allow the Committee members to visit the site)

Application No: 07/00563/OUT
 Proposal: Outline application for the erection of 1 no detached house max height to ridge 9m
 Location: Land South of 1, Springs Road, Chorley
 Decision: It was proposed by Councillor Dennis Edgerley, seconded by Councillor Ken Ball to refuse planning permission.

An amendment to the motion was proposed by Councillor Ralph Snape, seconded by Councillor E Smith, and subsequently **RESOLVED (6:2) to grant planning permission subject to a legal agreement and the following conditions:**

1. Before the development hereby permitted is first commenced, full details of all reserved matters (namely the design, external appearance of the building and the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

2. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
2007/07/01A	18 th June 2007	Site Plan and Section
2007/07/07	14 th May 2007	Site Plan

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

3. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

4. An application for approval of the reserved matters must be made to the Council before the expiration of two years from the date of this permission and the development hereby permitted must be begun either before the expiration of three years from the date of this permission, or before the expiration of one year from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

6. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

7. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

8. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

9. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

10. 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 sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

(o) **B12:07/00626/FUL - Rodger Bank, Gough Lane, Clayton Brook, Bamber Bridge**

Application No: 07/00626/FUL
 Proposal: Demolish existing dwelling and erect 6 no. 2.5 storey dwellings and a 2.5 storey apartment block comprising 2 no. 2 bedroomed and 1 no. 1 bedroomed apartments and the provision for 15 car parking spaces

Location: Rodger Bank, Gough Lane, Clayton Brook, Bamber Bridge

Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor David Dickinson, and subsequently **RESOLVED to grant planning permission subject to a legal agreement and the following 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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

5. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. 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 sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

7. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

8. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

9. No development shall take place until a desktop study in order to identify any potential sources of land contamination associated with the development has been carried out and approved in writing by the Local Planning Authority. If the potential for contamination is confirmed further studies by the developer to assess the risks and identify and appraise the options for remediation will be required. Reason: To protect the environment and to prevent harm to human health by ensuring that the land is remediated to an appropriate standard in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS23: Planning and Pollution Control

10. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company. Reason: To ensure the satisfactory management of the private driveway and refuse storage/ collection at the site and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

11. Prior to the commencement of the development full details of the proposed bin storage area shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans. Reason: To ensure the adequate provision of refuse storage on the site and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

(p) B13:07/00657/FUL - 119, School Lane, Brinscall

Application No: 07/00657/FUL
 Proposal: Proposed conversion of dwelling into three dwellings with two storey rear extension
 Location: 119, School Lane, Brinscall

Decision:
 It was proposed by Councillor Dennis Edgerley, seconded by Councillor Ken Ball, and subsequently **RESOLVED to grant planning permission subject to a legal agreement and the following 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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. No dwelling hereby permitted shall be occupied until the driveways and dropped kerbs which provide access to the site from the public highway has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

5. That part of the access extending from the kerb line/edge of carriageway for a minimum distance of 5 metres into the site shall be paved in permanent construction, in accordance with details to be first approved in writing by the Local Planning Authority, before the access is used for vehicular purposes.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in the interests of highway safety. In accordance with Policies No HS4 and TR4 of the Adopted Chorley Borough Local Plan Review.

07.DC.89 PROPOSED CONFIRMATION OF TREE PRESERVATION ORDERS

The Committee were requested to confirm four Tree Preservation Orders in respect of no objections being lost.

RESOLVED – That the following Tree Preservation Orders be formally confirmed:

TPO No. 4 (Euxton) 2006
 TPO No. 7 (Adlington) 2006
 TPO No. 9 (Rivington) 2006
 TPO No. 1 (Chorley) 2007

07.DC.90 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Director of Development and Regeneration giving notification of the lodging of two appeals against the refusal of planning permission and two appeals that had been allowed. The report also gave notification of the lodging of one enforcement appeal and three appeals that had been granted by the Planning Inspectorate.

RESOLVED – That the report be noted.

07.DC.91 DELEGATED DECISIONS DETERMINED BY THE DIRECTOR OF DEVELOPMENT AND REGENERATION, THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received for information, a table listing a number of planning applications for Category 'B' developments proposals which had or were intended to be, determined by the Chief Officer under the adopted scheme of delegations, following consultation with the Chair and Vice Chair of the Committee.

RESOLVED – That the report be noted.

07.DC.92 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 7 JUNE AND 3 JULY 2007

The Committee received for information a schedule listing the remainder of the planning applications that had been determined by the Director of Development and Regeneration under delegated powers between 7 June and 3 July 2007.

RESOLVED – That the report be noted.

07.DC.93 PLANNING TRAINING

The Director of Development and Regeneration advised Members of the Committee that training relating to planning matters would shortly be available.

RESOLVED – That a letter would be sent to all Members of Development Control Committee advising them of the forthcoming planning training sessions.

Chair

This page is intentionally left blank

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	14.08.2007

PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	07/00468/FULMAJ	Permit Full Planning Permission	21 - 23 Southport Road Chorley PR7 1LB
A. 2	07/00489/FULMAJ	Permit Full Planning Permission	Bradley Hall Parr Lane Eccleston Chorley PR7 5RL
A. 3	07/00568/FULMAJ		Cliffs Farm Wood Lane Mawdesley Ormskirk L40 2RL
B. 1	07/00346/OUT	Permit (Subject to Legal Agreement)	Land 40m South Of 48 Lancaster Lane Clayton-Le-Woods Leyland
B. 2	07/00685/FUL	Permit (Subject to Legal Agreement)	54 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP
B. 3	07/00747/FUL	Permit Full Planning Permission	Duxbury Park Golf Club Duxbury Hall Road Chorley PR7 4AS
B. 4	07/00748/LBC	Grant Listed Building Consent	Duxbury Park Golf Club Duxbury Hall Road Chorley PR7 4AS

This page is intentionally left blank

Item A. 1 07/00468/FULMAJ Permit Full Planning Permission

Case Officer **Mr David Stirzaker**

Ward **Chorley North West**

Proposal **Proposed alterations and extension to existing premises to create 11 No. apartments with associated infrastructure**

Location **21 - 23 Southport Road Chorley PR7 1LB**

Applicant **Ruttle Contracting Ltd**

Proposal This application relates to 21-23 Southport Road, Chorley and proposes the formation of 11 no. apartments. These apartments comprise of a single 3 bed apartment, 7 no. 2 bed apartments and 3 no. 1 bed apartments. To facilitate this, the demolition of an existing single storey rear extension, side conservatory and 2 storey side extension along with what appears to be the original 2 storey rear elements will be undertaken. Following this, a 2 storey extension will be added to each side of the property and a 2½ storey extension will be added to the rear.

Background Members will recall that in 2005 (05/00614/COU), Development Control Committee granted planning permission for the conversion of the property to 13 no. apartments. The resultant form of the apartment building incorporated the same two storey side extensions that are part of the current proposals along with a 2½ and 2 storey rear extension. A total of 13 car parking spaces were to be provided in an underground car park.

As described above, current application proposes conversion to 11 no. apartments with 11 no. external parking spaces thus omitting the basement parking. The 2 storey rear extension has been omitted although the 2½ storey rear extension remains, albeit incorporating a roof, which is 2m higher overall.

The site includes the entire curtilage of 21 and 23 Southport Road and the property forms part of a group of similar traditional villas on this side of Southport Road. The properties are located on elevated ground at the corner of Southport Road and Windsor Road.

The property was originally a pair of tall three storey Edwardian/Victorian villas with two storey elements at the rear and latterly has been used as a single residential care home. The property commands a prominent position on the highest land in the vicinity at a bend on Southport Road although of late it has fallen into a state of disrepair.

Windsor Road is typified by 2 and 2½ storey villas. However, immediately to the rear of the site are two more modern bungalows (1 and 1A Windsor Road) set one behind the other with access to 1A being from a driveway adjacent the side of 1 Windsor Road. The adjacent property on Southport Road (No 19) is of a more similar and tradition design to the application property.

Access is proposed utilising the existing from Windsor Road, from which it is proposed to provide a car park containing 11 spaces. Parking is provided at a ratio of 1 space per apartment. Pedestrian access will also be off Windsor Road to a new door (serving a central communal hall/stairs) on the side elevation. The existing vehicular access directly onto Southport Road will be removed and the area incorporated into the garden with the boundary wall extended to enclose the area.

Planning Policy

The site is located within the urban settlement area of Chorley but outside the defined Town Centre. The site is not allocated for any specific purposes. The proposal will therefore need to comply with Policy 7 (Parking Standards) of the Joint Lancashire Structure Plan and the pertinent policies in the Chorley Borough Local Plan Review which are as follows: -

GN1	-	General Settlement Policy
GN5	-	Building Design
HS4	-	Design & Layout of Residential Developments
HS6	-	Housing Windfall Sites
TR4	-	Highway Development Control Criteria
Policy 7	-	Joint Lancashire Structure Plan

Planning History

There have been four applications in recent years all of which were refused:

03/00814/COU	Change of Use from rest home to residential and demolition of single storey rear extension.
03/00815/COU	Change of Use from rest home to residential.
03/00816/COU	Change of Use from rest home to house in multiple occupation.
03/00817/COU	Change of Use from rest home to offices and surgery for medical and alternative Health Practitioners.

In 2005, the following planning permission was granted for the conversion of the property to 13 apartments. This permission remains extant.

05/00614/COU	Demolish existing two and single storey extensions, form underground car park and construct two and three storey extensions to create 13 apartments with access off Windsor Road.
--------------	---

In respect of other history, there is nothing of immediate relevance to the current application.

Consultations

The Council's Director of Streetscene, Neighbourhoods and Environment has no objection to the application proposals.

LCC (Highways) raise no objections to the application.

LCC (Strategic Planning) do not make any objections to the application.

Representations

At the time of drafting the report no representations had been received either expressing support or opposition for the proposed

development from local residents. If any are received, they will be reported in the addendum.

Assessment

The main issues in respect of the consideration of the current application are:

1. Planning Policy;
2. Design and the impact of the character of the area;
3. The amenities of adjoining residents;
4. The relationship to trees, and;
5. Highways issues.

Planning Policy

The site lies within the main Chorley settlement area and is not allocated for any particular use in the Local Plan hence it constitutes a Windfall Site. The previous permission did not include a S106 agreement requiring a contribution (per unit) towards the provision of offsite playspace provision and the 2005 permission (05/00614/COU) remains extant hence it would therefore be unreasonable to pursue such an agreement in this instance when the applicant could readily implement the 2005 permission and convert the building to 13 apartments. This also means that the principle of the conversion of the property to apartments is established hence the proposal does not raise any planning policy issues.

Design and the Character of the Area

In respect of design, the proposal removes the existing extensions that are clearly out of character with both the original dwelling and the wider locality. This is a positive factor that weighs in favour of the proposed development. In particular the existing two storey side extension is very prominent in the streetscene and its design and form is totally out of keeping with the parent property. Its loss and replacement with a more sympathetic form of extension will significantly improve the appearance of the dwelling and the character of the area.

The resultant apartment building retains the existing building which forms a prominent and attractive part of the character of the area and all of the extensions have been designed to reflect the traditional detailing and proportions of the property.

In conclusion it is considered that the design and scale of the extensions are entirely appropriate and that the retention of the existing dwelling in the resultant form proposed will protect and enhance the character of the area.

Amenities

The proposals have been reduced in scale from those originally permitted in 2005 by virtue of the omission of the two storey element at the rear. However, the overall height of the roof over the retained 2½ storey element is approx. 2m higher than that originally approved although the window distribution is the same.

Only 2 windows are proposed in the rear facing elevation and these are in the first floor. One of these windows is to a bathroom (non habitable room) and the other is to a kitchen. The kitchen

window will be approx. 9m from the site boundary and approx. 18m from the side elevation of 1 Windsor Road. The 9m distance is considered to be sufficient to protect the amenities of the occupiers of this property given that the driveway the kitchen window looks onto serves 1A Windsor Road and is not used as a garden. The 18m distance between the kitchen window and the side of 1 Windsor Road, which contains a window, is also considered to be sufficient to again safeguard against any detrimental loss of amenity for the occupier of this property.

The other property that adjoins the site is no. 19 Southport Road. There is a single window proposed to a habitable room on the ground floor that looks towards this property but due to the boundary wall, will not result in any overlooking of the property. At first floor there are 3 windows. These windows serve an en-suite bathroom, communal hall and a breakfast/kitchen room. At second floor level there are a further 2 windows in the rear extension that serve a communal hallway and a breakfast/kitchen room. Given several of the windows in this elevation are to habitable rooms, they are to be fitted with non opening obscure glazed windows. The other windows to communal areas will also be fitted with the same thus mitigating any overlooking for the occupants of no. 19 Southport Road.

Being a semidetached property, no. 19 relies on windows in its side elevation for light to a number of rooms. The proposed rear extension will result in some loss of light to this property, particularly in the evening when the sun is low on the horizon. The side extension on the left hand side is the same as approved in 2005 and will also be visible from these windows and be closer to them although given outlook already encompasses the bulk of the application property, it is not considered that this element of the proposals will cause detrimental harm to outlook.

The rear of no. 19 Southport Road contains a single storey extension containing habitable accommodation and a 2 storey extension. A single window in the two storey rear extension faces the proposed 2½ extension but the separation distance of 13m between the two is considered to be sufficient to safeguard against harm to amenity. The windows in the single storey extension face onto the proposed 2½ rear extension and will be at the nearest point 12m away. The extension is angled away from these windows hence this distance increases to a maximum of 14m. These distances are considered to be acceptable in relation to outlook, especially given that the further 2 storey extension is not now being proposed.

With regards to the roof changes, whilst the overall height of the 2½ storey rear extension to the roof ridge has increased by 2m (11.35m as opposed to 9.35m), the height to eaves remains the same and as referred to above, the omission of the two storey element which projected a further 6.8m, will actually reduce the impact on the occupiers of no. 19 overall. The addition of the said 2m to the roof height, given its extensive height already at 9.3m, will not cause additional detrimental harm to the occupiers of this property by way of loss of light or overbearing impact.

Trees

All the trees of any substance are shown for retention on the approved plans. Conditions are recommended to be imposed to secure the protection of these trees during the course of construction. In this respect it will be necessary for protective fencing to be erected.

Highways

The extant permission for 13 apartments includes 13 parking spaces in an underground car park. The number of parking spaces proposed in relation to the current proposals is at a ratio of 1 per apartment (i.e. 1 space per apartment). The site is considered to be in a highly accessible location being close to Chorley town centre, the bus station and the train station along with various shops and services. LCC Parking Standards are now expressed as a maximum and the previous and extant permission also incorporated the same ratio and the apartments now proposed (05/00614/COU) and the 13 apartments under that permission were of a similar floor area. It is therefore considered that the level of parking provision is acceptable and in line with adopted Parking Standards. It should be noted that LCC (Highways) do not raise any objections to the proposals.

Conclusion The application is therefore recommended for approval subject to the following conditions.

Recommendation: Permit Full Planning Permission 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 91 of the Town and Country Planning Act 1990.

2. Plans and particulars showing the alignment height and materials of all walls and fences and other means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority, and development shall not be commenced before these details have been approved. Such details as may be agreed shall be implemented in their entirety prior to the first occupation of the building to which these elements relate, maintained for a period of five years and any structural or decorative defect appearing during this period shall be rectified and the enclosure shall thereafter be retained.

Reason: In order that the Council may be satisfied with the enclosure details of the proposal and its implementation and retention in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.

3. Prior to the commencement of development details of works to the existing boundary retaining wall to Southport and Windsor Roads shall have been submitted to and approved in writing by the Local Planning Authority. All works undertaken on site shall be undertaken strictly in accordance with those details unless first agreed in writing with the Local Planning Authority.

Reason: In order that the Council may be satisfied with the enclosure details of the proposal and its implementation and retention in a position adjacent to the highway in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.

4. The materials and finishes to be employed on the external faces of the development, hereby permitted, shall be identical in every respect to those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory visual relationship of the new development to the existing in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.

5. Prior to the first occupation of the apartments, the residents car park shall be hard surfaced in accordance with surfacing details which shall first be submitted to and approved in writing by the Local Planning Authority and the parking spaces shown on the approved site plan shall be fully marked out and made available for use. The parking facilities shall thereafter be permanently retained at all times for the purposes of residents parking.

Reason: To ensure provision of adequate off-street parking facilities within the site in accordance with policy TR4 of the Chorley Borough Local Plan Review 2003.

6. Both in the first instance and upon all subsequent occasions all windows in the first and second floors of the east facing elevation (such expression to include the roof) shall be non-opening and glazed with obscure glass. Furthermore, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent re-enactment, no further fenestration or door shall be installed in the said elevation without express planning permission.

Reason: To preserve the amenity and privacy of the adjoining property in accordance with policy GN5 and HS7 of the Chorley Borough Local Plan Review 2003.

7. No ground clearance, demolition or construction work shall commence until a chestnut pale or similar form of protective fencing, at least 1.25m high, and supported and braced with scaffolding, as outlined in figure 4 and 5 of BS5837: 1991 'Trees in Relation to Construction'. Within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials.

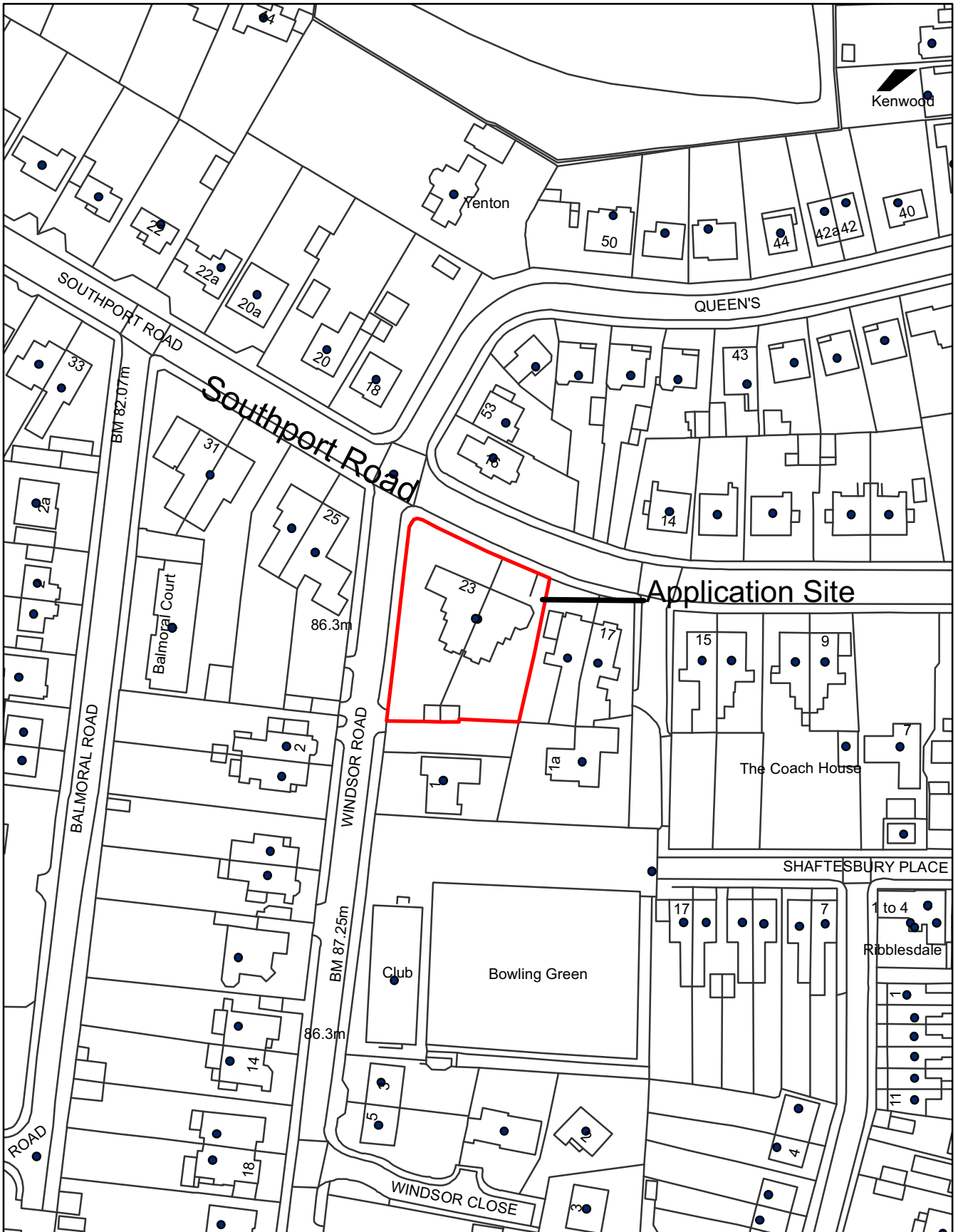
Reason: To prevent trees on site from being damaged in accordance with policy GN5 and EP9 of the Chorley Borough Local Plan Review 2003.

8. Before the development is commenced, proposals for the landscaping of the site, to include provision for the retention and protection of existing trees and shrubs, if any, thereon, together with any means of enclosure proposed or existing within or along the curtilage of the site shall be submitted to and approved by the District Planning Authority by means of a large scale plan and a written brief. All proposed and existing trees and shrubs shall be correctly described and their positions accurately shown. Upon approval such new planting shall be carried out during the planting season October/March inclusive, in accordance with the appropriate British Standards for ground preparation, staking, etc., in BS4428:1989 (1979), immediately following commencement of the development. The landscaping shall thereafter be maintained for five years during which time any specimens, which are damaged, dead or dying shall be replaced and hence the whole scheme shall thereafter be retained.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and the locality in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.

9. Prior to the commencement of development, the existing vehicular access onto Southport Road shall be permanently closed in accordance with a scheme of closure, which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

Application Number:
07/00468/FULMAJ

Grid Ref:
E:357823
N:417617

Scale:
1:1,250

Agenda Item No.
A 1

This page is intentionally left blank

Item A. 2 **07/00489/FULMAJ** **Permit Full Planning Permission**

Case Officer **Mr David Stirzaker**

Ward **Eccleston And Mawdesley**

Proposal **Proposed livestock building and associated access track**

Location **Bradley Hall Parr Lane Eccleston Chorley PR7 5RL**

Applicant **Ruttle Contracting Ltd**

Proposal This application relates to land adjacent to Bradley Hall, Parr Lane, Eccleston and proposes the erection of an agricultural livestock building.

The proposed building measures 37m wide by 49.6m deep by 4.2m to eaves and 9.2m to the ridge. The building would be a portal framed structure with the gable walls and roof clad in grey profile metal sheeting with the side elevations comprising of Yorkshire boarding. All walls will be set on 1.2m high concrete blockwork walls. The building will be sited in a separate field approx. 120m to the north east of the main farm with access available via an existing track.

Background Bradley Hall Farmhouse is a Grade II Listed Building and also includes a moat, which is a Scheduled Ancient Monument hence the applicants reasoning behind proposing the building in a separate field. The farm includes 75 hectares of productive farmland. The farmstead is based on the site of a medieval moated Manor, which includes a well preserved moat with three adjacent fish ponds linked by a complex water management system.

The applicants Design & Access Statement asserts that the building is needed to accommodate 300 cattle in a form that allows mechanised management, as there are no modern buildings on the farm as existing capable of performing the same function.

Planning Policy	GN5	-	Building Design & Landscaping
	DC1	-	Green Belts
	EP4	-	Species Protection
	EP7	-	Agricultural Development
	HT3	-	The Setting of Listed Buildings
	HT11	-	Archaeological Sites of National Importance
	PPG2	-	Green Belts
	PPS7	-	Sustainable Development in Rural Areas

Representations No representations have been received from local residents.

Consultations LCC (Property Services) have not raised any objection in principle to the proposed building and the comments received are evaluated in more detail in the assessment section of this report.

LCC (Archaeology) have not objected to the application and recommended that English Heritage be consulted on the proposal.

English Heritage does not raise any objections to the application.

LCC (Ecology) have not raised any objections to the application but advise that if permission is granted, a method statement should be submitted (pursuant to a condition) detailing how great crested newts (if found to be present on site) would be excluded from the development site. Works that may have an impact on breeding birds should also be avoided and it is recommended that the applicant create an additional Great Crested Newt habitat.

The Council's Economic Regeneration and Conservation Manager comments that the preference would be for the existing buildings to be re-used and that the applicant should provide justification as to why this is not possible. It is acknowledged that the building is sited in a location that would benefit from some screening though the effectiveness of this would be reduced in the winter months.

No comments have yet to be received from the Environment Agency and the Head of Streetscene, Neighbourhoods and Environment. Any comments received will therefore be reported in the addendum.

Assessment

The main issues are as follows:

Agricultural Justification

LCC (Property Group) advise that on the basis of the existing facilities/buildings on the site, the activities taking place, the area of land associated with the unit and the proposed floor area of the building, the additional housing facility is considered to be reasonably necessary for the purposes of agriculture within the unit. The general design of the building is also considered to be acceptable although the issue of the buildings height has been flagged up and a suggestion was made that a twin span building or two separate buildings could be utilised in an attempt to lower the overall height.

With regards to the siting of the building, LCC (Property Group) advise that from an operational perspective, it would be preferable for the building to be sited adjacent to the existing building next to the farm track to the southwest. Under normal circumstances, the Council would normally request that the building be re-sited as per the comments of LCC (Property Group). However, in this case, the farm is Grade II Listed and the building would also be in closer proximity to the Scheduled Ancient Monument. Given the buildings substantial size, it would have a detrimental impact on the setting on both of these elements if re-sited as in the proposed position no objections have been received from LCC (Archaeology) and English Heritage.

Whilst from an operational perspective, it would be preferable to site the building in the position suggested by LCC (Property Group), the building in the position proposed is not significantly divorced from the farm unit and access would be via an existing farm track hence the position of the building is considered to be acceptable. It should also be noted that the originally proposed access track that bypassed the farmstead has now been deleted from the plans and access will be taken from the existing farm track whilst the height of the building has been reduced by 0.6m.

In summary, it is therefore considered that the building is

reasonably necessary for the purposes of agriculture within the unit.

Impact on Setting of the Listed Building & Scheduled Ancient Monument

The Council's Economic Regeneration and Conservation Manager commented that English Heritage and LCC (Archaeology) should be consulted on the application. Consultation responses have now been received from both wherein no objections have been raised to the proposed building due to its position away from the Listed building and Scheduled Ancient Monument. However, notwithstanding these responses, the Council's Economic Regeneration and Conservation Manager expresses concerns that by allowing this building, the existing buildings could potentially be left redundant and fall into decline. It is also asserted that it would be preferable for the existing buildings to be re-used so as to safeguard their historic significance and secure their maintenance. It is acknowledged this would be preferable but LCC (Property Group), as part of the assessment of the building proposed have already evaluated the potential to utilise the existing buildings on the site and as already detailed, the advice is that the proposed building is reasonably necessary for the purposes of agriculture. Any re-use or conversion of the existing agricultural buildings will have to be the subject of a separate application if and when such proposals arise in the future.

In light of the comments from LCC (Archaeology) and English Heritage, it is considered that the building will not have a detrimental impact on the setting of the Listed Farmhouse and the Schedule Ancient Monument.

Impact on the Green Belt

The building is of a substantial size and will occupy a footprint of 49.6m by 37m although its design and materials constitute that of the common agricultural buildings, examples of which can be found throughout the rural areas of the Borough. The field in which it is proposed has no other farm buildings and the building will be sited adjacent to a tract of mature trees that will provide an effective screen to the development from the south though the effectiveness of the trees will be reduced during the winter months. Moreover, the trees will also act as a backdrop to the building as from the north; the building will be seen against the trees.

The originally proposed access track has now been omitted from the plans. The existing access through the farmyard will now be utilised along with the farm track beyond. The east and west field boundaries also comprise of mature trees and hedgerows hence the building will be fairly well enclosed. Additional planting would help to further reduce the impact of the building adjacent to its north facing elevation.

On this basis, whilst it is acknowledged that the building is of a substantial size, it is proposed in a location that benefits from existing screening and additional planting can be secured through a condition. Also, the building itself is of typical design commonly found in rural areas hence overall it is considered that the building will not have a detrimental impact on the character and appearance of the Green Belt.

Neighbour amenity

The nearest residential property, other than the farm itself is Woodend Farm which is located approx. 250m east of the building. The intervening distance includes a belt of established mature trees hence the building itself will not be visible from this property. Also, this distance is considered sufficient to mitigate against noise disturbance and smell problems from the actual use of the building. It should also be noted that the Council's Director of Streetscene, Neighbourhoods and Environment.

Conclusion On the basis of the above, it is recommended that the proposal accords with the requisite planning policies hence subject to the following conditions, planning permission should be granted.

Recommendation: Permit Full Planning Permission 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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and EP7 of the Adopted Chorley Borough Local Plan Review.

3. The building hereby permitted shall be used only for those purposes reasonably necessary for the purposes of agriculture within the unit, and where such use ceases for a period exceeding 6 months within 10 years of the date of this permission, the building shall be removed from the site and the land restored to its original condition prior to development.

Reason: To protect the character and appearance of the area, and avoid the proliferation of buildings in a countryside area for which there is not a continuing need, and in accordance with PPG2 and Policy Nos. DC1 and EP7 of the Adopted Chorley Borough Local Plan Review.

4. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

5. 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 sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

6. Prior to the commencement of the development hereby permitted, a detailed method statement shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with Lancashire County Council), implemented in full and maintained as such detailing how Great Crested Newts will be excluded from the development site during the works to construct the building.

Reason: In the interests of protecting Great Crested Newts and in accordance with Policy No. EP4 of the Chorley Borough Local Plan Review.

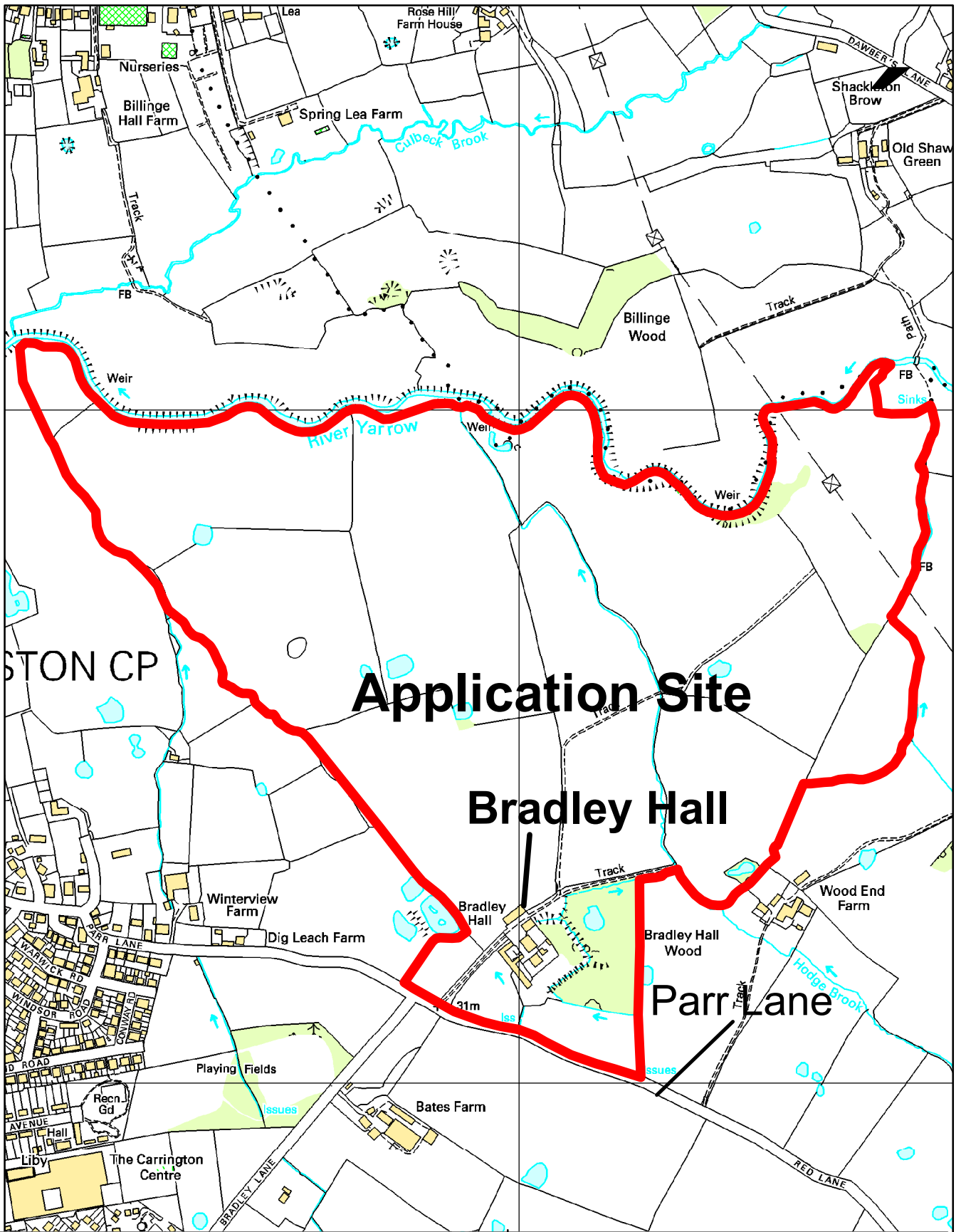
7. Prior to the commencement of development, a scheme detailing the creation of an additional terrestrial habitat for Great Crested Newts and a schedule of implementation shall have been submitted to and approved in writing by the Local Planning Authority (in conjunction with Lancashire County Council). The scheme shall thereafter be carried out in full in accordance with the schedule of implementation and approved details.

Reason: To protect Great Crested Newts and in accordance with Policy No. EP4 of the Chorley Borough Local Plan Review.

8. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab 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 detail shown on the approved plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and EP7 of the Adopted Chorley Borough Local Plan Review.

This page is intentionally left blank



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)</p>	
<p>Application Number: 07/00489/FULMAJ</p>	<p>Grid Ref: E:353026 N:417186</p>	<p>Scale: 1:8,000</p>	<p>Agenda Item No. A 2</p>

This page is intentionally left blank

Item A. 3 **07/00568/FULMAJ**

Case Officer **Mark Moore**

Ward **Eccleston And Mawdesley**

Proposal **Erection of 3 No. wind turbines**

Location **Cliffs Farm Wood Lane Mawdesley OrmskirkL40 2RL**

Applicant **Damien Culshaw**

Proposal:

This application seeks permission for the erection of three wind turbines on land at Cliffs Farm, Mawdesley. The application is a re-submission following the withdrawal of a previous submission in 2006 due to an objection from Natural England which required monitoring in response to issues related to Whooper Swans to be undertaken over the winter period.

The proposed wind turbines would comprise a column 55m in height supporting a three bladed rotor with a radius of 24.1m. The overall height would measure 79.1m from the base to the tip of the rotors at the highest point in their arc with the hub of the rotors connected to a 6.2m wide casement. The columns would be 3.35m in diameter at the base receding to 2.54m at the top and would be constructed in steel finished a matt grey colour supported on a 15m square foundation buried 3.5m below the ground level. Each turbine would be located within a compound area, the largest being approximately 40m x 32m and would necessitate the construction of a hard core pad to allow for the servicing of the proposed turbines.

In addition it is proposed to erect rectangular, metal control sheds adjacent to the base of each turbine measuring 3m x 3m square and 2.5m in height. The control sheds would be of corrugated steel construction finished in matt grey. A further transformer shed is also proposed which would comprise a steel cabinet of the same dimensions as the control sheds finished in a matching colour.

Access to the site would be via an existing track from Cliffs Farm however two new lengths of 4.2m wide track totalling approximately 340m in length would need to be created to enable each of the turbines to be accessed. The existing tracks proposed for access to the site form part of the Mawdesley Jubilee Trail which is a 7 mile circular walk set within the Mawdesley boundaries.

The electrical connections for the turbines would be via 10-20cm cable buried 1-2m underground.

The proposed turbines would be sited in an area of flat, open countryside located on Mawdesley Moss between the settlements of Mawdesley and Croston. Specifically, the site comprises a flat area of farmland with a field area of approximately 10ha and is situated within the Green Belt as

defined by the Chorley Borough Local Plan Review. The site is accessed via a single width road from Wood Lane and via an unmade footpath from Cliffs Farm which is located approximately 520m to the west of the nearest proposed turbine and is owned by a relative of the applicant. To the north of Cliffs Farm there is an additional residential property, Boundary Farm, which is sited approximately 540m from the northernmost proposed turbine and would have an uninterrupted view of all three of the proposed turbines. Further properties at Back House Farm, Hall Lane and Moss House Farm, Gales Lane are located to the south-east and south-west of the application site at a similar distance to Boundary Farm.

Planning History: The site history of Cliffs Farm is as follows:

Ref: 01/00679/FUL
Decision: PERFPP **Decision Date:** 19 December 2001
Description: Erection of boat and bicycle store and archery and air rifle sheds,

Ref: 97/00473/COU
Decision: PERFPP **Decision Date:** 5 November 1997
Description: Conversion of redundant cattle building to agricultural and blacksmith's workshop,

Ref: 99/00584/COU
Decision: PERFPP **Decision Date:** 22 December 1999
Description: Change of use of redundant agricultural building to bunk barn accommodation,

Ref: 99/00585/COU
Decision: PERFPP **Decision Date:** 22 December 1999
Description: Change of use of 1.2ha of agricultural land to leisure and education, including 0.4ha lake,

Ref: 05/00007/INV
Decision: WDN **Decision Date:**
Description: Replacement workshop building for decorative ironwork and general steel fabrication

Ref: 06/01125/FULMAJ
Decision: WDN **Decision Date:** 7 December 2006
Description: Erection of 3 No. wind turbines,

Ref: 07/00482/COU
Decision: PCO **Decision Date:**
Description: Change of use and improvements to existing barn to provide basic shelter and facilities for groups using the activity centre,

Ref: 07/00568/FULMAJ
Decision: PCO **Decision Date:**
Description: Erection of 3 No. wind turbines

Planning Policy: **Local Plan:**

GN5 Building Design and Retaining Existing Landscape Features and Natural Habitats

DC1	Development in the Green Belt
DC9	Landscape Character Areas
EP4	Species Protection
EP10	Landscape Assessment
EP20	Noise
EP23	Energy from Renewable Resources
EP24	Wind Farms
LT10	Public Rights of Way

Structure Plan:

Policy 6	Green Belt
Policy 20	Lancashire's Landscapes
Policy 21	Lancashire's Natural and Manmade Heritage
Policy 25	Renewable Energy

RSS:

EM17	
ER5	Biodiversity and Nature Conservation

National Guidance:

PPG2	Green Belts
PPG24	Planning and Noise
PPS1	Delivering Sustainable Development
PPS9	Biodiversity and Geological Conservation
PPS22	Renewable Energy

The application site lies within Green Belt wherein development is strictly controlled. Development of very particular kinds such as agriculture, forestry or other uses that retain the open character of land, and are not visually detrimental, are considered appropriate within Green Belt. Local Plan Policy DC1 reflects government guidance in the form of PPG2 and expresses a presumption against inappropriate development. Under these policies other considerations must be put forward to provide the very special circumstances to justify an exception. Policy 6 of the Structure Plan Review reiterates policy in respect of Green Belt.

Policy 20 of the Structure Plan and Policy GN5 of the Local Plan seek to ensure development is of satisfactory design and appearance for its surroundings and will not detract from natural or man made heritage.

The Government is keen to encourage the use of all renewable energy resources. PPG22 gives guidance on wind power generation and the factors to be taken into consideration in assessing proposals, including landscape impact, nature conservation and archaeology, neighbour amenity and associated infrastructure requirements.

Policy 25 of the Structure Plan must be considered in conjunction with the Supplementary Planning Document 'Planning for Landscape Change' part 3, 'Landscape Sensitivity to Wind Energy Development in Lancashire'. The policy in its revised form also reflects the Government advice outlined in

PPS22. The policy indicates that wind turbines must be assessed against the need to develop clean, green energy and the need to conserve Lancashire's landscapes and natural and man made heritage. It is acknowledged that the Government has set a target of 10% of electricity supply from renewable energy by 2010 and that there is considerable pressure to increase the number of renewable energy developments of which a significant proportion is expected to come from wind energy. Policy 25 and associated documents state that the development of wind farms, and related development, will be supported in principle within particular areas identified as having commercially viable wind speeds (annual average of 6.5m/s).

Policy EP23 of the Local Plan outlines the Councils commitment to supporting proposals to harness renewable energy subject to; adequate protection of historic and archaeological features with wildlife habitats; the proposal not detracting from the amenity of the surrounding area by virtue of its size, scale, siting, design, noise, emissions or waste production and provided supporting infrastructure is kept to the minimum required.

Policy EP24 of the Local Plan expands on Policy EP23 in relation to developments for wind farms. EP24 states that the Council will support such proposals subject to the following additional criteria;

- They are not located in ridge top/summit locations where they would be prominent against the skyline
- They do not significantly detract from the countryside character of the proposed location, particularly where there is a sense of wilderness and tranquillity
- They do not result in a significant increase in risk or nuisance arising from noise, shadow flicker, or interference
- They do not create an adverse impact on residential amenity
- Connections to the grid system will be underground
- The disturbance of construction is minimised and any ancillary structures or roads do not create an adverse impact on the landscape
- Public rights of access are not reduced by the development
- Provision is made for removing any equipment and re-instating the site should the equipment no longer be required

Other Local Plan Policies outlined above such as EP4, 10 and 20 seek to protect wildlife species, landscape features and heritage and to ensure that developments do not result in adverse impacts upon amenity to local residents for example, arising from noise.

Applicant's Case: The applicant has submitted an environmental report with the application which covers a range of issues including; landscape and visual impact; ecology; impact on bird species; noise; electromagnetic interference and shadow flicker. In support of the proposal the applicant has stated that the main reason for the application is to generate renewable, carbon-free electricity

that would contribute towards the national, regional and local targets for electricity generation from renewable sources in place to help tackle climate change.

The applicant states that the project would generate around 4.2 million kWh units of electricity per year. In detail the turbines would be 'medium sized' of 750kW each (2.25MW total) and would contribute towards Lancashire's 2010 target of 157MW of capacity in 'wind farms and clusters'.

In support of the site selection the applicant has highlighted the following locational advantages to Mawdesley Moss;

- The land is flat and the turbines would be less visible than if they were built on a hill or a ridge
- The land is not in any designated environmental protection area and is an intensively farmed, man-made landscape
- The land has been designated in the LCC document 'Landscape Sensitivity to Wind Energy Development in Lancashire' as being in the lowest category of sensitivity
- The area is sparsely populated with only 5 isolated farmsteads within 1km of the proposed turbines all of which are in excess of 500m away
- Grid connection can be achieved without the need for overhead power lines and all underground wires can be accommodated within the development boundary
- Turbines of the size proposed can be brought to site without the need for additional roads or tracks (though hard core tracks on-site will be needed to facilitate construction)
- The site would allow educational access for school children and public who use the farm and activity centre at Cliffs Farm

Consultations:

Environmental Health: Concluded that the noise report submitted May 2007 was insufficiently detailed to enable an assessment of the potential noise impact of the proposed turbines. Made specific recommendations as to the content required of the noise report. The applicant has been in discussion with Environmental Health to resolve this issue.

At the time of compiling this report Environmental Health have confirmed that noise monitoring of the site is necessary in order that they may provide an informed opinion to the Planning Committee. The applicant has agreed to undertake background measurements to commence on site on 6th August 2007 to be conducted in accordance with the guidance. It is anticipated that the exercise will take a minimum of 14 days to ensure that all data at appropriate wind speeds is obtained. A further report will be submitted to Environmental Health when available.

Environment Agency: No comments to make.

Ministry of Defence: No response at time of compilation of report

Civil Aviation Authority: No objections raised to proposed turbines.

OFCOM: Have identified 3 links at 33m, 303m and 340m from site. The applicant should have clearance from the licensed link operators stating that they are satisfied that the proposed turbines will not affect the operation of the microwave link.

Joint Radio Company: Part of the development is within the protection zone of a microwave radio link owned and operated by United Utilities supporting the integrity of their telecommunication network which underpins the safety and operational effectiveness of the electricity distribution network. JRC object to the proposed development for the following reasons;

- The microwave radio link supports the essential telecommunications infrastructure necessary for the effective monitoring and control of operational electrical plant equipment within United Utilities Electricity plc Electricity Distribution Network.
- United Utilities have been informed by JRC that part of the proposed wind farm development lies within the protection zone of the above microwave link. The infringement into the microwave path protection zone will impact on the integrity and resilience of the microwave link, which in turn may hinder or disrupt the speed at which United Utilities plc can remotely re-route or restore power to its customers should a fault/power outage occur within United Utilities Electricity Distribution Network.

CPRE (Lancs Branch): Have advised response is to follow.

Royal Soc for Protection of Birds: Initially concerned because Mawdesley Moss was used regularly by up to 140 wintering Whooper Swans during the winter of 2005/6. This represented 6% of the Lancashire population and 1% of the British population. Following meetings with the applicants, Wildfowl and Wetlands Trust, Natural England and Lancashire Wildlife Trust, a monitoring programme was agreed to establish the exact whereabouts of Whooper Swans plus the regularity with which they use the area. Monitoring during 2006/7 has provided little evidence that Mawdesley Moss is a significant or regular feeding area for Whooper Swans from the Special Protection Area populations of Martin Mere and the Ribble Estuary. RSPB therefore, does not object.

Strategic Planning & Transport: In response to the original Environmental Report considers that the provision of additional information with regards to ecology and landscape is required to establish a strategic planning policy position.

Policy 25 of the JLSP deals with renewable energy and states that they will be supported where it can be shown that the criteria have been addressed;

- The impact on the character of the surrounding landscape, biodiversity and the natural built heritage; and

- The extent to which any material harm that may be created by the proposal will be minimised to acceptable levels.

Comments in relation to archaeology and ecology appear below.

In relation to landscape there are a number of omissions, weaknesses and inconsistencies in the submitted Environmental Report;

- Study area extends over 10km radius only whereas best practice requires a 30km area. Recommends a study area of 20km.
- Only 7 viewpoints have been chosen none of which are from distant elevated locations or from the villages of Croston, Eccleston, Mawdesley or Rufford. Quality of photographs is poor and make the turbines look much smaller and distant than they would in reality.
- Visual analysis of the photomontages is inadequate.
- No assessment of the impacts on Conservation Areas and historic designated landscapes (9 identified as being relatively close to the site).
- Assessment of the impacts on landscape character of the site and the area is inadequate. Only one type 'mossland' is referred to although turbines would be visible from other areas.
- Report states the wind farm would not be seen from any significant centres of population such as the surrounding villages. This is simply not the case.
- Report refers to screening effects of trees but does not consider reduced screening effect in the winter. Winter photomontage would have been useful.
- Insufficient information provided on the proposed mitigation tree planting and a plan indicating location of the proposed trees is essential.

In relation to the Green Belt LCC note a recent appeal decision where it was concluded that landscapes can retain a sense of openness and therefore be appropriate development. It is also noted that the turbines would contribute to targets for renewable energy/reducing greenhouse gas emissions in Lancashire. LCC also acknowledge that the proposals will contribute towards wider environmental, social and economic benefits. DTI research has indicated that other wind farm proposals provide direct community benefits (typically £1000.MW/per annum over the lifetime of the project) and it is recommended that the Council give consideration to entering into a planning obligation with the applicant.

The applicant has subsequently submitted a further landscape assessment and the following conclusions are made;

Policy

The key policy tests in Lancashire are that development outside urban areas should be of a scale and nature appropriate to its location (Policies 1 and 5) and that development should be appropriate for the landscape character type within which it is located (Policy 20). Policy 25 requires renewable energy development to be assessed against criteria including impact upon

landscape character. The proposed wind farm at Cliffs Farm is not contrary to the tests of these policies.

The proposed location of the wind turbines at Cliffs Farm Wind Farm would make good use of the existing shelterbelt and hedgerow planting in the area. This is consistent with the recommendation in the LHSPG which states that in the Mosslands landscape character type vertical structures should be sited where the "*screening effects of existing shelter belts and buildings minimises their impacts on long distance views*".

PPS 7 requires protection of the countryside for the sake of its intrinsic character and beauty. PPS 22 encourages the development of renewable energy in locations where environmental issues can be addressed satisfactorily and identifies landscape and visual impacts as material considerations. The proposed wind farm at Cliffs Farm is not contrary to these national policies.

Landscape and Visual Impacts

Although the proposed wind farm would lie wholly within the Mosslands landscape the wind turbines could be seen from areas within the nearby Coastal Plain landscape character type. The proposed wind farm would ***not significantly*** affect:

- a) The characteristics and special features of the Mosslands and Coastal Plain landscapes.
- b) The setting of Croston and Rufford Park conservation areas.
- c) The setting of historic designed landscapes in the area.
- d) The recreational value of the area.
- e) The area's landscape fabric and amenity value.

The proposed wind farm would be located in a heavily man-influenced landscape that for centuries has been used to meet the needs of the community. Significantly man has used wind energy in this area for agricultural and engineering purposes.

There would be no cumulative affects with any other existing or consented wind farms.

For all these reasons conclude that the landscape and visual impacts of the proposed wind farm at Cliffs farm would be acceptable.

Possible Further Mitigation

Opportunities for very limited further mitigation planting (native deciduous trees), should be considered to reduce the potential localised moderate impacts on outward distant views from the southern fringe of Croston Conservation area.

Lancashire County Council (Ecology): Ecological concerns of this development include possible impacts on nesting birds, overwintering birds and water voles. The developer submitted an ecological assessment to determine potential impacts on wintering Whooper swans, but does not appear to have addressed concerns relating to other bird species/other sites. I

recommend that the applicant be required to provide further information to deal with any outstanding issues, and to provide a basis for mitigation/compensation if damaging impacts are likely. If adequate mitigation/compensation cannot be guaranteed then Chorley Borough Council should consider a refusal.

Designated sites

The location of the application area is such that the proposals could potentially affect the important population of Whooper Swans wintering at Martin Mere SPA and the Ribble Estuary SPA (and feeding in the wider area). Although the report 'Monitoring Whooper Swans on Mawdesley/ Croston Moss' (DC Associates Ltd, April 2007) concluded that the 'significance' of the threat to Whooper swans from the proposed development is 'negligible', I am concerned that the threat may in fact vary between years depending on the location of feeding grounds (dictated by cropping patterns). If in fact the threat to swans was negligible this year due to the particular pattern of crop growth only, then it would seem reasonable and sensible to defer the planning decision and base it upon longer-term monitoring data, i.e. over several years, in order that impacts can be determined more precisely. I recommend that Natural England be consulted with regard to the need for longer term monitoring of the potential impacts on Whooper Swans associated with the internationally designated sites, and that the RSPB should be consulted with regard to impacts upon these (and other) bird species that may be affected locally.

When Lancashire County Council were consulted with respect to the earlier application 09/06/01125 concerns were raised about potential impacts upon bird populations associated with Croston Moss Biological Heritage Site BHS41NE03, as the application area is several hundred metres only from the BHS. Although the Environmental Report (DC Associates Ltd) does mention the BHS (section 5.5.4), there does not appear to be any further consideration of impacts upon bird species associated with this BHS. The applicant should therefore be requested to submit further information to deal with this issue.

Breeding Birds

Many of the habitats on site have the potential to support breeding birds. If the application is approved then works during the bird breeding season (March to July inclusive) should therefore be avoided where there may be an impact on nesting birds. This should be the subject of a planning condition.

Water Voles

In his comments to the earlier application (08/06/01125) LCC raised concerns about the potential for impacts upon water voles, as follows: "It is unclear from the information provided, whether the proposed works will affect land within 10m of the drains. The ecology section of the environmental report states that the drains adjacent to the proposed development works are unsuitable for water voles. However, in my opinion, the presence of water voles cannot be ruled out on the basis of the information provided. If the proposed development will affect land within 10m of ditches/drains, then I recommend that a water vole survey be undertaken. If water voles are found to be present then the applicant should submit a method statement

detailing how impacts on water voles and their habitat will be avoided. This should be the subject of a planning condition if Chorley Borough Council is minded to approve the application, or any subsequent application."

The applicant has now stated that there will be no works within 10m of the tops of the ditch banks. Therefore there will be no need to undertake a survey for water vole.

Lancashire County Council (Archaeology Service): Comments to be included in addendum.

Lancashire County Council (Highways): No objections to the principle of the proposed development however concerns raised with regard to structural damage of the public highway during the construction phase. Sn59 of the Highways Act 1980 enables the Highway authority to claim compensation from the site owner for any damage that may arise from their development. A survey will be required prior to any haulage commencing. Recommends a condition be attached to ensure the survey is undertaken prior to the commencement of works.

Director of Streetscene, Neighbourhoods and Environment:
Natural England: Not aware of any nationally designated landscapes or statutorily designated areas of nature conservation importance that would be significantly affected by the proposal. Satisfied that the proposal does not have significant impacts upon Natural England's other interests and are satisfied that the development will not have a significant impact on Whooper Swans or on the landscape.

The Wildlife Trust For Lancashire, Manchester And North Mers: Same comments made as for RSPB above – no objections.

Renewal Energy Agency N.W.: No response at time of compilation of report.

Forward Planning: The proposed development is a resubmission of a previous application. In the interim period two important policy considerations have arisen. Firstly, late last year the Government published a consultation document relating to Climate Change. This sets out clearly the imperative for local authorities to be positive in their approach to renewable energy schemes:

"In particular, planning authorities, working closely with industry and drawing in other appropriate expertise, should: (inter alia)

- Look favourably on proposals for renewable energy, including on sites not identified in development plan documents*
- Not require applicants to demonstrate either the overall need for renewable energy and distribution of for a particular proposal for renewable energy to be sites in a particular location;..."*

In addition, the Panel report relating to the Examination in Public into the Regional Spatial Strategy for the North West has suggested alternative wording to policy EM17. This wording is more positive towards the generation of renewable energy. It

relates to Green Belt however, it is important to note that the criteria should, *“not be used to rule out or place constraints on the development of all, or specific types of renewable energy technology”*.

It is in this context that the application should be determined. Subject to the developer being able to demonstrate that the proposal is able to meet the criteria set out in policy EP24 of the Chorley Borough Local Plan Review I would recommend that the application be approved. However, if for example there is insufficient evidence to determine that there would be no adverse impact (for example in relation to wildlife) then the application should be refused.

The proposed development lies within the Green Belt and as it does not come under the normal appropriate uses such as agriculture and fishery, then special circumstances will have to be set out as to why the proposal is acceptable.

Para 12 of PPS 22 makes this explicit: *“Policy on greenbelt is set out in PPG2. When located in green belt, elements of many renewable energy projects will compromise inappropriate development, which may impact on the openness of the greenbelt. Careful consideration will therefore need to the visual impact of projects, and developers will need to demonstrate very special circumstances that clearly outweigh any harm by reason of inappropriateness and any other harm if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.”*

The proposed development is limited in scale and as can be seen from the Lovejoy study into Landscape Sensitivity is proposed to be in an area of landscape of low sensitivity to wind development. Therefore the impact on the openness of the Green Belt is likely to be minimal.

Given the requirements to increase the amount of energy generated from renewables, **subject to the development satisfying the criteria in Policy EP24** I consider that the proposal would be acceptable in the green belt.

I would draw your attention to the key principles set out in PPS22 in particular, *“Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small.”*, and, *“Regional planning bodies should not make assumptions about the technical and commercial feasibility of renewable energy projects (eg identifying generalised locations for development based on mean wind speeds). Technological change can mean that sites currently excluded as locations for particular types of renewable energy development may in future be suitable.”*

The fact that a proposal falls outside the optimum speed area is not a planning consideration that would warrant the refusal of planning permission.

The development appears to be in accord with policy 25 of the Joint Lancashire Structure Plan and would go towards the targets set out in policy EM17 of the submitted draft Regional Spatial Strategy for the NW (January 2006).

The Ramblers Association: No response at time of compilation of report.

Mawdesley Parish Council: Object to application on the following grounds;

- The application is contrary to Green Belt policy as set out in Policy DC1 of the Local Plan and would not be considered as exempt under the heading of very special circumstances
- Application does not meet the criteria for wind farms and individual generators as set out in clauses b, d and e Policy EP24 of the Local Plan

The Parish Council also noted that the planning application makes reference to Outline Policy SR2 in its support. The Council considers that reference to this policy is inappropriate and should be disregarded as it has not been adopted by Chorley Council and may not be either at all or in its current form of words.

National Air Traffic Services: Does not conflict with safeguarding criteria and therefore no objections are raised.

West Lancs BC – Planning: No response at time of compilation of report.

Martin Mere Wildfowl & Wetland Centre: No response at time of compilation of report

United Utilities: See comments of JRC above.

Representations: 150 letters objecting to the proposals have been received making the following comments;
(comments of objectors will be included in an addendum to this report)

Assessment: This application is a resubmission of a previous application for three wind turbines at the same location which was withdrawn last year (2006). The applicant has addressed various issues raised during the course of the previous application which have been subject to fresh consultation with the various organisations detailed above, the responses to which are outlined in the following report.

The proposals fall within Schedule 2 of the EIA regulations (3i) which states;

‘The likelihood of significant effects will generally depend on the scale of the development and its visual impact, as well as potential noise impacts. EIA is more likely to be required for five turbines or more, or more than 5MW of new generating capacity’.

The EIA regulations advise that the matter of whether an EIA is required turns on the likelihood of significant environmental effects. The Circular suggests three main criteria of significance;

- Major developments which are of more than local importance
- Developments which are proposed for particularly environmentally sensitive or vulnerable locations
- Developments with unusually complex and potentially hazardous environmental effects

In this case, the development is for 3 turbines generating 2.25MW in total and the site is not within or adjoining a SSSI or Ramsar, although a Biological Heritage Site is indicated as being 350m away. Concerns over the proximity of five noise sensitive properties being sited within one 1km of the site where noted and the applicant was made aware of the need for a noise assessment to be provided before the Council could determine the application. However, based upon the appropriate regulations and circular, it was considered that a full EIA was not required under the regulations as part of this application. Nevertheless the Council has specified both the requirement for an Environmental Report and the content of the document in line with the regulations.

Green Belt

The site lies within the Green Belt where there is a presumption against inappropriate development. The proposal does not fall within one of the appropriate uses identified in the Local Plan or PPG2. It is therefore inappropriate development in the Green Belt and there must be very special circumstances that outweigh the policy presumptions against it, if it is to be permitted.

PPS22 advises that many renewable energy projects would constitute inappropriate development, which may impact upon the openness of the Green Belt. For this reason it is necessary to consider carefully the visual impact of projects and the wider environmental benefits that would accrue from increased energy production from renewable sources as these aspects may constitute the special circumstances required by PPG2.

Landscape and Visual Impact

PPS22 requires that the visual impact of the development should be assessed using objective descriptive material and analysis wherever possible and notes that wind turbines have the greatest visual and landscape effects.

Concerns were originally expressed by LCC over the content of the applicants Environmental report which they considered had not addressed key issues to enable them to accept the reports findings that the visual impact of the proposed turbines would be within tolerable limits. The applicant has subsequently addressed this matter by the submission of a further landscape assessment. LCC Specialist Advisor (Landscape) has now concluded that the landscape and visual impact of the turbines at Cliffs Farm would be acceptable.

With regards to the assessment of the landscape above it should be noted that the site is located within an area that has been previously assessed under 'A Landscape Strategy for Lancashire, Landscape Character Assessment' as being of low sensitivity to wind development. Notwithstanding, the LCC advisor notes that the;

'juxtaposition between the flat topography of the Mosslands landscape and the tall vertical wind turbines would accentuate their impact and highlight their size'.

Given the conclusions of the advisor however, it must be accepted that visual impact of the proposals within the context of the wider Green Belt would not be sufficient to justify refusal of planning permission having regard to PPS22.

Environmental Benefits

PPS2 is explicit in its advice regarding the environmental benefits of projects for renewable energy in which it is acknowledged that small scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. On this basis PPS2 clearly advises that local authorities should not reject planning applications simply because the level of output is small or make assumptions about the technical or commercial feasibility of renewable energy projects. On this basis therefore the output from the proposed wind farm is clearly not a matter for consideration in determining this application and should not be used as a justification for refusal of planning permission.

On this issue it is also necessary to have regard to the targets set out in Policy EM17 of the draft RSS for the NW (2006) and Policy 25 of the Joint Lancashire Structure Plan. These matters are outlined in the LCC consultation response summarised above which expresses support for this aspect of the proposed development.

It must be concluded therefore that the environmental benefits of the proposed turbines would constitute the special circumstances required to overcome the normal presumption against inappropriate development within Green Belt.

Ecological Impacts

The main impacts of the proposed development in ecological terms has been identified by LCC Ecological Advisor as being; possible impacts nesting birds, overwintering birds and water voles. Supplementary information submitted by the applicant has addressed most of the outstanding issues other than in respect of the assessment of the significance to the threat to Whooper Swans which is identified as being 'negligible'. However, the LCC Advisor has raised concerns over this particular issue and considers that the threat to this species may vary between years depending on the location of feeding grounds due to cropping patterns. It is noted that the monitoring report on Whooper Swans is supported by both the RSPB and the Wildlife Trust however the LCC Advisor considers that a longer monitoring period would be prudent in order that the impacts can be determined more precisely. LCC also consider that the submitted Environmental Report has failed to

adequately address the issue of other bird species present at Croston Moss Biological Heritage Site and requests that further information be supplied by the applicant to deal with this issue.

Amenity

Noise – The applicant has undertaken a noise assessment which has been referred to the Councils Environmental Health section. In summary EH have advised that the methodology of the noise assessment is flawed and does not provide sufficient information to enable them to arrive at a conclusion as to whether the potential impact from noise will be within acceptable parameters. Accordingly they have requested that further monitoring on site be undertaken to provide additional information. The applicant has requested that consideration be given to a planning condition requiring that noise levels should not exceed an agreed limit above the background levels. A 1996 report by the Energy Technology Support Unit (ETSU) commissioned by the DTI provides guidance on assessing noise from wind energy development and suggests that such conditions can be imposed however PPG24 at Annex 5 advises that such conditions may be difficult to monitor and subsequently enforce. On the basis that EH have requested further monitoring and do not feel able to make a recommendation at this stage it is considered that it would not be advisable to recommend that planning permission be granted. It would however be reasonable for the members to consider deferring the application to allow time for the detailed monitoring to take place. The applicant has undertaken to conduct further monitoring however the results and assessment required by EH are not likely to be available at the time the application is to be considered by the Planning Committee.

On this basis two options present themselves for consideration, which are;

- To refuse the application on the basis that there is insufficient information available to properly assess the impact from noise; or
- Defer a decision to enable appropriate monitoring to take place and for Environmental Health to undertake an assessment of the results

Shadow Flicker – With regards to the issue of shadow flicker the Environmental Health section, having regard to the companion guide to PPS22, have concluded that flicker effects have been proven to occur only within 10 rotor diameters of a turbine. Based upon the information submitted by the applicant EH conclude that the distance and orientation of the nearest properties are within acceptable parameters and are consequently will not be affected by shadow flicker.

Accordingly, a refusal on the grounds of loss of amenity due to shadow flicker could not be substantiated.

Visual Impact – Notwithstanding the wider visual appraisal outlined earlier in this report the proposed turbines will be located in a position which will be clearly visible from a number of nearby residential properties and also from the Mawdesley Jubilee Trail which utilises part of the footpath network. Objections have been raised by those residents most directly

affected regarding the visual impact and loss of outlook that would arise should the development be allowed. Further objections further afield have also been submitted expressing concerns over the visual impact of the turbines on the wider landscape and from viewpoints further away from the immediate site boundaries.

It is clear that due to the very nature of the turbines there will be a visual impact and that the impact will most directly affect those properties closest to the site. It should also be considered that opinions on the aesthetic qualities of the structures will be divided as will opinion on the degree to which the visual impact will be detrimental to the wider landscape, which is somewhat subjective and open to individual interpretation.

Policy EP24 of the Local Plan provides guidance on how proposals for wind turbines should be assessed and is clear that they should be sited where they do not detract from the countryside character of the location or adversely impact upon residential amenity. In this case it is difficult to argue that the turbines would not detract from the character of the area and, more significantly, that they would not impact upon the outlook of the neighbouring residential properties.

With regards to the first issue, impact upon countryside character, it is considered that the wider landscape assessment would take precedent over any concerns regarding the overall visual impact and that accordingly, a refusal on this basis would be difficult to sustain.

In respect of the impact upon residential amenity, the issue must be how significant the loss of amenity is considered to be against the wider policy arguments outlined above. This is a finely balanced issue as it cannot be argued that the turbines would not result in any loss of residential amenity despite the separation distance. Notwithstanding, it is considered that the wider environmental issues, ecological arguments and the policy support for the principle of wind farm development and more specifically, for development on this site, must outweigh any argument to refuse planning permission on the grounds of visual amenity.

On this basis therefore, it is considered that a refusal of planning permission on amenity grounds could not be sustained.

Comments on Objections (A response to the objections received will be incorporated in an addendum to this report)

Conclusion: The proposed development is in accordance with the broad policy requirements and is likely to be acceptable in principle subject to more detailed planning criteria requiring the submission and assessment of further information in relation to;

- The ecological impacts of the proposed development on Whooper Swans and bird populations associated with Croston Moss Biological Heritage Site

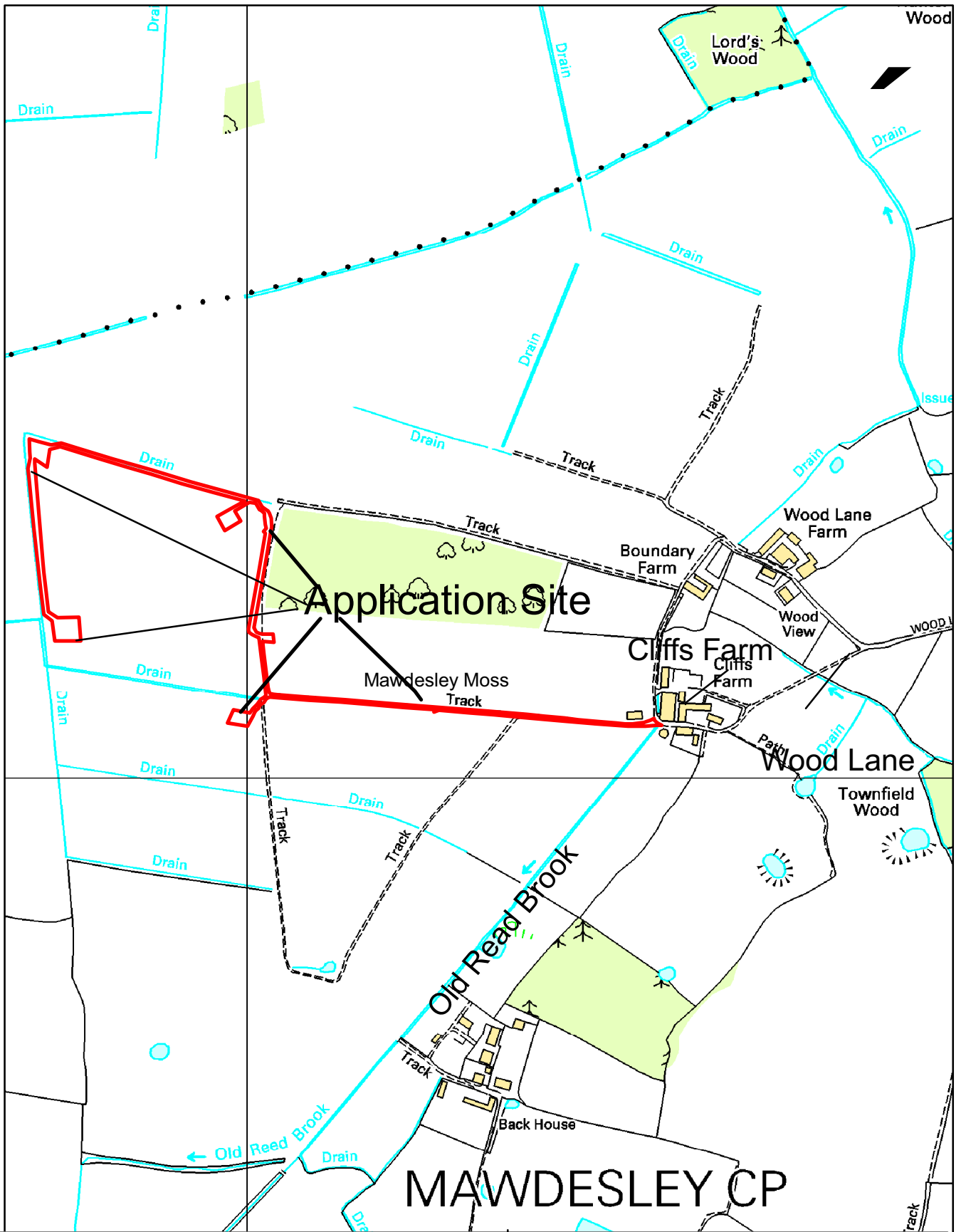
- A detailed noise assessment based upon background noise measurements obtained on site to a specification agreed with the Councils Environmental Health division.

However, in the absence of the above information at the time of the compilation of this report it is not considered that it would be appropriate to grant planning permission.

Recommendation: It is recommended that the Committee give consideration to the following options:

- That planning permission be refused on the grounds of a lack of detailed information being provided to enable a full assessment of the impact of the development on amenity from noise and on bird species at Croston Moss Biological Heritage Site; or
 - That a decision be deferred pending submission of the information outlined above for full consideration by the Council.
-

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

Application Number:
07/00568/FULMAJ

Grid Ref:
E:349564
N:416070

Scale:
1:6,500

Agenda Item No.
A 3

This page is intentionally left blank

Item B. 1	07/00346/OUT	Permit (Subject to Legal Agreement)
Case Officer	Mrs Nicola Hopkins	
Ward	Clayton-le-Woods West And Cuerden	
Proposal	Outline application for the proposed development to create 5 No. new detached dormer bungalows to include an amended access off the highway between no's 46 and 48 Lancaster Lane	
Location	Land 40m South Of 48 Lancaster Lane Clayton-Le-Woods Leyland	
Applicant	Keith Blackledge And Ian Leeming	
Proposal	<p>The application relates to an outline planning application for the erection of 5 dormer bungalows on land to the rear of 46 and 48 Lancaster Lane, Clayton le Woods. The application also incorporates an amended vehicular access off Lancaster Lane. Number 46 and 48 Lancaster Lane will remain in situ and do not form part of the application site.</p> <p>As the application is an outline application the submitted details include the proposed layout and access to the site. Issues in respect of design, massing and landscaping will be dealt with at reserved matters stage. However the application does indicate that the properties will be two storey detached dormer dwellinghouses.</p>	
Planning Policy Development	<p>Planning Policy Statement 1: Delivering Sustainable</p> <p>Planning Policy Statement 3: Housing</p> <p>Planning Policy Statement 9: Biodiversity and Geological</p>	
Conservation	<p>Planning Policy Statement 23: Planning and Pollution Control</p> <p>North West Regional Spatial Strategy: Policy ER5</p> <p>Joint Lancashire Structure Plan: Policy 7 –Parking Policy 21- Lancashire’s Natural and Manmade Heritage Access and Parking SPG</p> <p>GN1- Settlement Policy- Main Settlements GN9- Transport Accessibility EP4- Species Protection EP9- Trees and Woodland HS4- Design and Layout of Residential Developments TR4- Highway Development Control Criteria</p>	
Planning History	There is no planning history relating to the site.	
Representations	<p>Clayton le Woods Parish Council object on the following grounds:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Over-development of a rural area <input type="checkbox"/> Traffic problems 	

- Set a precedent
- Loss of privacy

59 letters of objection have been received (although some are duplicated) raising the following comments:

- Lancaster Lane is very busy and the development will result in more traffic- Impact on highway safety
- Loss of rural views
- Will result in further developments along Lancaster Lane
- Loss of light, loss of privacy, noise and disturbance
- Increase in pollution
- Loss of trees and wildlife
- Similar application at 54 Lancaster Lane
- Out of character with the surrounding area and result in loss of identity of the area
- Drainage issues
- Impact on house prices
- Development not appropriate on this greenfield land
- The housing requirements of Chorley are being met with the Buckshaw Village development
- Reliance on the car- public transport is poor in the area
- How will parking be dealt with?
- Impact on refuse collection

Consultations

Director of Streetscene, Neighbourhoods and the Environment has recommended that a desk top study and site walk over to identify potential sources of land contamination is carried out.

Lancashire County Council Ecologist has made the following comments:

- Great Crested Newts have been recorded in the area however it is unlikely that Crest Crested Newts occupy habitats in the application site.
- Works during the bird breeding season (March to July) should be avoided.
- In accordance with the Lancashire Urban Biodiversity Action Plan back gardens provide a significant resource for wildlife. The proposals will erode the extent and quality of urban biodiversity
- Concerned the proposal will set a precedent for developing other garden areas
- Advises that Tree Preservation Orders are put on the trees on site
- The proposal has the potential to lead to an increase in water runoff. Recommends that the Environment Agency are consulted.
- Recommends that the landscaping should comprise of native plant communities.

Assessment

The main issues to consider are whether the development is appropriate within this location, the impact on the neighbours amenities, the impact on highway safety in the area and whether the development is in character with the surrounding area.

The scheme incorporates the erection of 5 detached dormer bungalows on land to the rear of 46 and 48 Lancaster Lane. Both 46 and 48 Lancaster Lane will be retained and the access to the site will be located between these two retained properties. As the application is an outline application the application relates only to the siting of the properties and access to the site. Issues relating

to the design, landscaping and massing of the proposal will be addressed at reserved matters stage if the Committee members are minded to grant this application.

In accordance with Planning Policy Statement 3: Housing the site is considered to be previously developed land. Previously developed land is land which is or was last occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure. PPS3 encourages the redevelopment of previously developed land as opposed to developing Greenfield land. As such the principle of redeveloping the site for residential development accords with Government guidance.

During the application process the scheme has been amended to alleviate concerns raised in respect of the originally submitted proposal, mainly the impact on the amenities of the neighbours amenities, the impact on the amenities of the future residents and the impact on highway safety

A number of concerns have been raised by neighbours in respect of the proposed development and the proposed development, reported elsewhere on this agenda, for the residential development to the rear of 54 Lancaster Lane.

In respect of the impact on the neighbours the scheme has been amended during the application process to ensure that the Council's Approved Spacing Standards are achieved. Each of the proposed properties incorporate 10 metres of garden space to ensure that the proposed dwellinghouses do not create overlooking to the detriment of the neighbours amenities. In excess of 21 metres is retained from the rear elevation of the proposed dwellinghouses to the rear elevations of the existing properties and 12 metres is retained from the rear of 46 Lancaster Lane to the side gable of the proposed dwellinghouse on Plot 1. As such it is considered that the proposed development will not adversely impact on the amenities that the neighbours could expect to enjoy.

PPS3 encourages developments which are designed to a high standard and take into account the needs of the future and existing residents. In particular PPS3 sets out advice for proposed family housing and states that it is that the needs of children are an important consideration and that good provision of recreational space is provided including private garden areas. Each of the proposed properties incorporates private garden areas within their curtilages and the amount of space proposed is considered to be sufficient for the needs of the future residents.

A number of the neighbours have raised concerns in respect of the highway safety implications and the increase in traffic to the site. The proposal incorporates the introduction of an access road to serve the development, this will remain private. The maximum number of dwellings usually permitted off a private access road is three and the development clearly exceeds this number. It is however considered that as the drive will remain private and will be managed by a private management company the proposal will not adversely impact on highway safety in the area. Details of the management company have been requested from the agent and approval of the details will be attached to the recommendation as

a condition.

Lancashire County Council's Highway Section have been consulted on the application in respect of the potential highway implications. However at the time of writing this report no formal comments have been received. Any comments received will be reported on the addendum.

A planning application was recently refused at 54 Lancaster Lane for residential development. One of the reasons for refusal related to the potential for an influx of sporadic similar developments within the area which have the potential to impact on highway safety and the character of the area. To ensure that these concerns are alleviated in respect of this development the proposal incorporates provisions to enable future expansion into the neighbouring plots. This would ensure that a comprehensive form of development could be incorporated into the area.

There are mature trees located around the periphery of the site. The application forms state that no trees will be removed however a plan has been requested from the agent detailing the location of trees to be retained. These trees add to the visual amenities of the area and are considered to be a valuable amenity.

The Ecologist at LCC has raised a number of concerns in respect of the proposal. She is not concerned about the impact on protected species but does raise concerns in respect of the loss of valuable garden space. The proposed development however does incorporate private garden areas within the development which could act as future habitats. The Council will look into protecting the existing trees on site and the submission of landscaping details will be attached as a condition.

The design of the proposed properties will be dealt with at reserved matters stage to ensure that the proposal compliments the character and appearance of the surrounding properties. The submitted details state that the properties will be dormer style bungalows. Number 46 and 48 Lancaster Lane are detached bungalows although there is a mixture of property styles and types along Lancaster Lane. It is considered that the introduction of dormer style properties in this area will be in character with the surrounding area.

The proposed site is considered to be sustainable as it is accessible by a number of modes of transport including public transport and there are a number of local services within the immediate locality. As such the application site accords with Government advice contained in PPS1 and Policy GN9 of the Adopted Chorley Borough Local Plan Review.

Conclusion

It is established that the redevelopment of the site for residential development is considered to be acceptable in principle. The proposed development will not adversely impact on the amenities of the neighbours and will not adversely impact on the character or appearance of the area. As such the proposal is considered to be acceptable.

**Recommendation: Permit (Subject to Legal Agreement)
Conditions**

1. Application for approval of the reserved matters must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced, full details of the following reserved matters namely appearance and landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5, and HS4 of the Adopted Chorley Borough Local Plan Review.

3. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

5. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

6. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

7. 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 sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

8. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

10. No development shall take place until a desktop study in order to identify any potential sources of land contamination associated with the development has been carried out and approved in writing by the Local Planning Authority. If the potential for contamination is confirmed further studies by the developer to assess the risks and identify and appraise the options for remediation will be required.

Reason: To protect the environment and to prevent harm to human health by ensuring that the land is remediated to an appropriate standard in accordance with Government advice contained in PPS23: Planning and Pollution Control and Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

11. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the private driveway and refuse storage/ collection at the site and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

Application Number:
07/00346/OUT

Grid Ref:
E:356145
N:422456

Scale:
1:1,250

Agenda Item No.
B 1

This page is intentionally left blank

Item B. 2 07/00685/FUL Permit (Subject to Legal Agreement)

Case Officer Mrs Nicola Hopkins

Ward Clayton-le-Woods West And Cuerden

Proposal Demolition of existing dwelling and erection of 5 detached houses and 2 bungalows,

Location 54 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP

Applicant Wainhomes Developments Ltd

Proposal The proposal relates to the erection of 7 detached dwellinghouses at 54 Lancaster Lane, Clayton le Woods. The proposal incorporates demolishing the existing detached bungalow located on the site and erecting two detached bungalows and 5 detached two storey dwellinghouses.

The detached bungalows will be located to the north of the site and one of the bungalows will front onto Lancaster Lane. The two storey detached dwellinghouses will be set further back into the site away from the frontage with Lancaster Lane.

Access to the site will be via Lancaster Lane and will be located adjacent to the boundary with number 50 Lancaster Lane. The access road will remain private and will be managed by a private Management Company.

Planning Policy Development Planning Policy Statement 1: Delivering Sustainable

Planning Policy Statement 3: Housing

Planning Policy Statement 9: Biodiversity and Geological

Conservation

Planning Policy Statement 23: Planning and Pollution Control

North West Regional Spatial Strategy: Policy ER5

Joint Lancashire Structure Plan:

Policy 7 –Parking

Policy 21- Lancashire’s Natural and Manmade Heritage

Access and Parking SPG

GN1- Settlement Policy- Main Settlements

GN9- Transport Accessibility

EP4- Species Protection

EP9- Trees and Woodland

HS4- Design and Layout of Residential Developments

TR4- Highway Development Control Criteria

Planning History 07/00124/FUL- Demolition of existing dwelling and the erection of 7 detached houses. Refused for the following reasons:

- 1) The proposed development would constitute overdevelopment of the site which would be out of character with the surrounding area. In particular the proposed development

would be out of character with the scale and design of the immediate neighbours and the level of amenity space provided which each property would be out of character with the surrounding area. As such the proposal is considered to be contrary to Policy HS4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS3: Housing.

- 2) The sub division of the site would result in cramped and an unsatisfactory form of development. In particular the level of amenity space provided with each property is not considered to be adequate in respect of the type and size of dwellings proposed. As such the proposal is considered to be contrary to Policy HS4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS3: Housing.
- 3) The Council cannot fully assess the proposal as insufficient information has been submitted in respect of the application. The following details are required in order to fully assess the proposal:
 - Details of the Management Company arrangements.
 - Adequate details of the access junction with Lancaster Lane.
- 4) The proposed development fails to adequately integrate within the surrounding area. The grant of planning permission has the potential to lead to an influx of similar sporadic developments within the immediate area which would create highway safety implications and result in an inconsistent form of development within the area. As such the proposal is considered to be contrary to Urban Design Principals, Policy HS4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS3: Housing.

Applicant's Case

The applicant has forwarded the following comments in the form of a design and access statement:

- The site is previously developed land in a highly sustainable location and therefore appropriate for residential development
- The design of the scheme is appropriate for this location and takes full account of the need to preserve the amenity of neighbours
- The proposals conform to the policies of the adopted development plan
- No unacceptable harm will arise to residential amenity and the appearance and character of the area will benefit from the proposed development
- The proposals have been considered against the seven qualities of successful places as set out in 'By Design' the companion guide to PPS1

Representations

Clayton le Woods Parish Council object on the grounds of increased traffic and overdevelopment of the site

88 letters of objection have been received (although some are duplicates and some relate to the appeal which is currently ongoing at the site) raising the following points:

- Impact on traffic levels- impact on highway safety and congestion
- Impact on the character and appearance of the area. The

properties have large garden areas which creates a rural outlook.

- Set a precedent for other developments along Lancaster Lane
- Loss of light and privacy
- No need for additional housing taking into account the Buckshaw Village development
- Impact on trees and wildlife
- Additional pollution
- Contribute to the loss of identity of a small local area
- Impact on local services and amenities
- Reliance on the car- public transport is poor in the area
- Request adequate boundary treatment to neighbouring properties

2 letters has recently been received from neighbours stating that a traffic counter has been installed along Lancaster Lane.

Consultations

Lancashire County Council Archaeology Section have no comments to make.

Assessment

The main issues to consider are whether the development is appropriate within this location, the impact on the neighbours amenities, the impact on highway safety in the area and whether the development is in character with the surrounding area.

The submission of this application follows the refusal of an earlier planning application for residential development on the site. The applicants have appealed the previous decision and that appeal is currently ongoing. The previous application was refused for the reasons set out above, this application seeks to address the reasons for refusal.

A number of concerns have been raised by neighbours in respect of the proposed development and the proposed development, reported elsewhere on this agenda, for the residential development to the rear of 46 and 48 Lancaster Lane.

In accordance with Planning Policy Statement 3: Housing the site is considered to be previously developed land. Previously developed land is land which is or was last occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure. PPS3 encourages the redevelopment of previously developed land as opposed to developing Greenfield land. As such the principle of redeveloping the site for residential development accords with Government guidance.

The previous application was refused for a number of reasons one of which was the fact that the development was considered to be out of character with the immediate surrounding area. The two immediate neighbours to the property, along Lancaster Lane, are bungalows. It was considered that the introduction of a two storey dwelling fronting and close to Lancaster Lane was not in character with the area. This amended application has replaced two dwellinghouses close to Lancaster Lane with bungalows which is considered to be more in character with the street scene. The remaining five properties are proposed as detached two storey

dwellinghouse. It is considered that the nature of the site can accommodate two storey dwellinghouses set back into the site. This is due to the fact that the properties will not be immediately visible along the Lancaster Lane frontage and the properties located to the rear of the site along Kirkby Avenue are characterised by two storey dwellings.

PPS3 encourages developments which are designed to a high standard and take into account the needs of the future and existing residents. In particular PPS3 sets out advice for proposed family housing and states that it is that the needs of children are an important consideration and that good provision of recreational space is provided including private garden areas.

The previous application was refused as the proposed sub division of the site was considered to be unacceptable and the level of amenity space provided would not be adequate for the type of housing proposed. This amended application has amended the siting of the properties to ensure that adequate private amenity space is associated with each dwellinghouse.

There was a concern with the previous application that the development could create a 'piecemeal' form of development and lead to a sporadic influx of similar developments within the area. In an attempt to address this concern the amended scheme incorporates a junction with Lancaster Lane which is suitable to serve a greater number of dwellings and the private drive could be widened by using land from the adjacent property. As such it is not considered that the proposal will prejudice the development of the adjacent gardens if they were brought forward for development in the future which would enable a consistent form of development and reduce potential highway safety implications.

In respect of the impact of the development on the existing neighbours. The scheme was amended during the process of the previous application and the properties are sited to ensure that the required distances as set out in the Council's Approved Spacing Standards are achieved. Each proposed property has in excess of 10 metres of garden space from the rear elevation to the boundary they face which ensures that the proposal will not create overlooking to the detriment of the neighbours. In addition to this 21 metres will be retained from the rear first floor windows on plots 5,6 and 7 to the rear elevation of the properties on Kirkby Avenue which accords with the Council's spacing standards. It is not considered that the proposed dwellinghouses will adversely impact on the neighbours amenities in terms of loss of privacy or overlooking.

The properties are located some distance away from the existing properties and it is not considered that the proposed dwellinghouses will create loss of light to the detriment of the neighbours amenities. Plot 2 will be located to the rear of number 58 and the proposal incorporates a detached single garage close to the boundary. It is not, however, considered that the erection of a single storey garage in this location will adversely impact on the neighbours amenities.

A number of the neighbours have raised concerns in respect of the impact on highway safety and the additional traffic created by the proposal. The proposed incorporates a private access drive to

serve the property. The maximum number of properties usually permitted to be served off an access drive is three and this proposal clearly exceeds this number, as such the access drive should be made up to adoptable standards. However in this situation as the drive will remain private and will be managed by a Private Management Company the Highways Engineer at Lancashire County Council considers the scheme to be acceptable. Full details of the management company will be required as a condition.

In respect of highway safety the proposal incorporates an access junction with Lancaster Lane. The design of this junction follows previous consultation with LCC Highways Section. The Highways Engineer at Lancashire County Council has been consulted on this amended scheme however at the time of writing this report no formal comments had been received. Any comments will be reported on the addendum.

Two neighbours have pointed out that a traffic counter has been installed along Lancaster Lane however as it is the school holidays the traffic is 20% lower. This counter however does not relate to the planning process, it may have been installed by the Highways Authority, Traffic Consultants or the developers.

The proposed site is considered to be sustainable as it is accessible by a number of modes of transport including public transport and there are a number of local services within the immediate locality. As such the application site accords with Government advice contained in PPS1 and Policy GN9 of the Adopted Chorley Borough Local Plan Review.

Conclusion

It is established that the redevelopment of the site for residential development is considered to be acceptable in principle. It is considered that the amended scheme addresses the reasons for refusal in respect of the previous proposal. The proposed development reflects the character of the surrounding area and adequately takes into account the needs of the existing and future residents. As such the scheme is considered acceptable.

Recommendation: Permit (Subject to Legal Agreement) 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 91 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

3. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

4. 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 sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

5. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

9. No development shall take place until a desktop study in order to identify any potential sources of land contamination associated with the development has been carried out and approved in writing by the Local Planning Authority. If the potential for contamination

is confirmed further studies by the developer to assess the risks and identify and appraise the options for remediation will be required.

Reason: To protect the environment and to prevent harm to human health by ensuring that the land is remediated to an appropriate standard in accordance with Government advice contained in PPS23: Planning and Pollution Control and Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

10. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review

11. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the private driveway and refuse storage/ collection at the site and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI
Director of Development and Regeneration
Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

Application Number:
07/00685/FUL

Grid Ref:
E: 356186
N: 422514

Scale:
1:1,250

Agenda Item No.
B. 2

This page is intentionally left blank

Item B. 3	07/00747/FUL	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley South East	
Proposal	Proposed demolition of existing golf club house and the construction of a new single storey club house incorporating a Bar/Dining area, sport shop, function room and offices.	
Location	Duxbury Park Golf Club Duxbury Hall Road Chorley PR7 4AS	
Applicant	Glendale Managed Services Ltd & Chorley Council	
Proposal	<p>The application relates to the erection of a single storey club house for Duxbury Golf Club incorporating Bar/ Dining area, sport shop, function room and offices. The proposal incorporates the demolition of the existing single storey club house.</p> <p>Duxbury Golf Club is located within the Green Belt and forms part of a complex of buildings which are occupied by office accommodation. The two immediately adjacent buildings, The Coach House and The Stables, are Grade II Listed Buildings.</p> <p>The application has been submitted by Glendale Managed Services Ltd and Chorley Council. Chorley Council owns the existing buildings, including the Coach House and Amenity Building. Glendale Managed Services manage Duxbury Golf Course and lease the buildings for the Duxbury Park Business Centre.</p>	
Planning Policy	<p>Planning Policy Statement 1- Delivering Sustainable Development Planning Policy Guidance Note 2- Green Belts Planning Policy Statement 7- Development in Rural Areas Planning Policy Guidance Note 15- Planning and the Historic Environment</p> <p>Joint Lancashire Structure Plan: Policy 6- Green Belts Policy 21- Lancashire's Natural and Manmade Heritage</p> <p>Chorley Borough Local Plan Review: DC1- Development in the Green Belt EP9- Trees and Woodland HT2- Alterations and Extensions to Listed Buildings HT3- The Setting of Listed Buildings LT8- Valley Parks LT12- Golf, Other Outdoor Sport and Related Development</p>	
Planning History	<p>9/74/14- Conversion and extension of existing buildings to form a Golf Club House. Approved 1974</p> <p>9/82/296- Single storey pitched roof extension to enlarge professional's shop area. Approved May 1982</p> <p>9/86/930- Display of signs at Duxbury Hall Road and Duxbury</p>	

Park Centre. Approved February 1987

9/87/157- Conversion of Vacant Coach House to Offices. Approved April 1987

9/87/158- Application for Listed Building Consent for Conversion of Vacant Coach House to Offices. Approved April 1987

9/89/542- Extension to form Golf Practice room. Approved August 1989

07/00748/LBC- Listed Building Consent for the proposed demolition of existing golf club house and the construction of a new single storey club house incorporating a Bar/Dining area, sport shop, function room and offices to be in keeping with the adjoining property a grade 2 listed building the Coach House. Pending Consideration

Applicant's Case

The applicant has forwarded the following points in the form of a planning statement:

- There is a pressing need to improve the existing golf facilities. There is currently a mismatch of unsuitable buildings in poor states of repair scattered around the park
- The design process for the new club house has been carried out with the overall policy aims of sustainable development in mind. The scheme will take place on previously developed land and has been designed to result in minimum impact on the environment and maximum environmental gains
- The proposal is an essential facility for outdoor sports and recreation and will not reduce the openness of the Green Belt
- The scheme will remove a building that currently distracts appreciation of a number of listed building in Duxbury Park
- The scheme has been based on an understanding of the site and its surroundings and the need to preserve its character.
- The scheme constitutes a well-considered proposal that will make a positive contribution to the provision of recreation facilities in the local area.

Representations

2 letters have been received from neighbouring residents in support of the application

1 letter has been received raising the following comments:

- The access road is totally inadequate for current usage and will further disintegrate by increased frequency of use. Has a traffic impact study been carried out?
- Attention should be given to the junction in the driveway from Duxbury Hall Road
- What are the applicants proposals for servicing? The current courtyard areas are currently under contract for parking
- Since the function room will probably extend usage into the evenings street lighting should be considered.

Consultations

Lancashire County Council Highways Section have no

objection to the proposal.

Assessment

The proposed development is located within an area designated as Green Belt and the application site is located in close proximity to Grade II Listed Building. As such the main issues of consideration relate to whether the development is appropriate within the location and whether the development respects the character and setting of the Listed Buildings.

Green Belt

In accordance with Government advice contained in PPG2: Green Belts development will only be permitted in the Green Belt where it is considered appropriate or where very special circumstances can be demonstrated which outweigh the harm the development will have on the Green Belt. This is reinforced in Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Adopted Chorley Borough Local Plan Review.

The proposed development incorporates the demolition of the existing club house and the erection of a new single storey modern club house incorporating a shop, bar/dining room, changing facilities, office accommodation and a function room. The proposed development will result in a 1.6% increase in the floor area when compared to the existing facility and the height of the building will not change significantly when compared with the existing building.

PPG2 sets out development which is considered appropriate within the Green Belt. Essential facilities for outdoor sport and recreation are considered to be appropriate development and as such in principle a building relating to Golf facilities is considered to be appropriate development within this Green Belt location. PPG2 states that examples of such facilities would be small changing room facilities. In respect of the proposed development changing room accommodation, small office accommodation and a shop could be considered as essential facilities relating to golf however the function room and bar area, of the size proposed, cannot be considered to be essential facilities. As such very special circumstances are required in support of this element of the proposal.

The applicant has stated within the Planning Statement submitted with the application that the proposed building will only result in a 1.6% increase in the floor area of the existing building and the height of the building will not be significantly different. As such the proposed development will not reduce the openness of the Green Belt. In addition to this the proposal will replace facilities which are already existing on the site.

It is considered that the fact that the proposal only results in a small increase in the floor area when compared to the existing structure and the fact that the development replaces existing facilities in one building which in design terms is considered to much more aesthetically acceptable than the existing building represents very special circumstances which outweigh the harm the proposal will have on the Green belt.

Historic Context

The existing building is attached to The Coach House, which is a Grade II Listed Building, and it is proposed to attach the new

development to the Listed Building. Due to the proximity of the development to the Listed Building and the impact the development will have on the Listed Building the historical context and impact on the setting of the Listed Buildings is an important consideration.

The submission of this application follows discussions between the applicants and the Council's Conservation Officer (who has since left the authority) in respect of the proposed development. The Conservation Officer originally had concerns which related to the design of the proposed development and its relationship with the Listed Buildings.

The applicants have assessed the historic context and the impact of the development on the Listed Buildings within their Planning Statement. Both The Coach House and The Stables contribute to the historical development of Duxbury Park and originally formed part of the complex of buildings associated with Duxbury Hall. The Hall was destroyed by fire in 1957.

The proposal incorporates the demolition of a building which has no architectural merit and actually detracts from both the character of the area and the setting of the Listed Buildings. The demolition of this building is considered to be a benefit to the area as a whole and the setting of the Listed Buildings.

Although the proposed development comprises a modern development this is not considered to be inappropriate within the setting. It would not be possible to replicate the historic existing buildings on site and it is considered that a building which replicates a modern transition from old to new is appropriate within this setting. The proposal incorporates a relatively simple structure with clean lines which also enables the courtyard area to the rear of the site to be reinstated. This courtyard historically was associated with the Listed Building and has been partly lost by the existing building on site. This is achieved by re-establishing the line of the eastern side of the courtyard.

English Heritage were consulted on the scheme prior to the submission of the application. They welcomed the modern approach however they did raise a few points of concern. The proposal incorporates disengaging the existing club house from the Coach House, the exposed ashlar wall should be cleaned back and presented as matching the elevation currently visible. Appropriate archaeological watching briefs should be commissioned for excavating the new foundations. The proposed stone element should be matching stone ashlar. In addition to this the adjacent brick garden wall is statutorily listed and English Heritage would not condone its demolition.

It is considered that the demolition of the existing building benefits the character and the setting of the Listed Buildings. The modern approach to the replacement buildings represents the transition from old to new and enables the historic court yard to be established.

Design and appearance

As stated earlier the proposal incorporates the erection of a single storey modern development to accommodate facilities associated with the Golf Club. The proposed development will be constructed

using modern materials which include Larch Cladding in rough sawn boards and a green sedum roof. Part of the element of the proposal which fronts onto the car park will be constructed out of stone.

The development incorporates the use of sustainable materials and high levels of thermal performance which accords with the Government's objectives of sustainable development and renewable resources.

In design and appearance terms the modern design of the development helps to distinguish between the old and new and incorporates a development which compliments the character of the rural area.

Impact on highway safety

The site is accessed via a private driveway which is not adopted. Lancashire County Council's Highway Engineer has no objection to the proposal and it not considered that the proposed development will create any highway safety implications.

One of the neighbouring businesses has raised concerns in respect of the access driveway and the parking situation. The driveway to the site is not adopted and in parts is in a poor state of repair. This accessway however does not form part of this application and as such improvements to this road cannot be incorporated into this application.

The parking situation at the site is on a contract basis which is a private issue and cannot be controlled through the planning system.

Conclusion

The proposed development is considered to be appropriate within the Green Belt setting and seeks to remove a structure which detracts from the character of the area and the adjacent Listed Buildings. The modern design as proposed represents an acceptable design solution within this location.

Recommendation: Permit Full Planning Permission 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 91 of the Town and Country Planning Act 1990.

2. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

3. 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 sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

4. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.

5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall not commence until full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the buildings (notwithstanding any detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

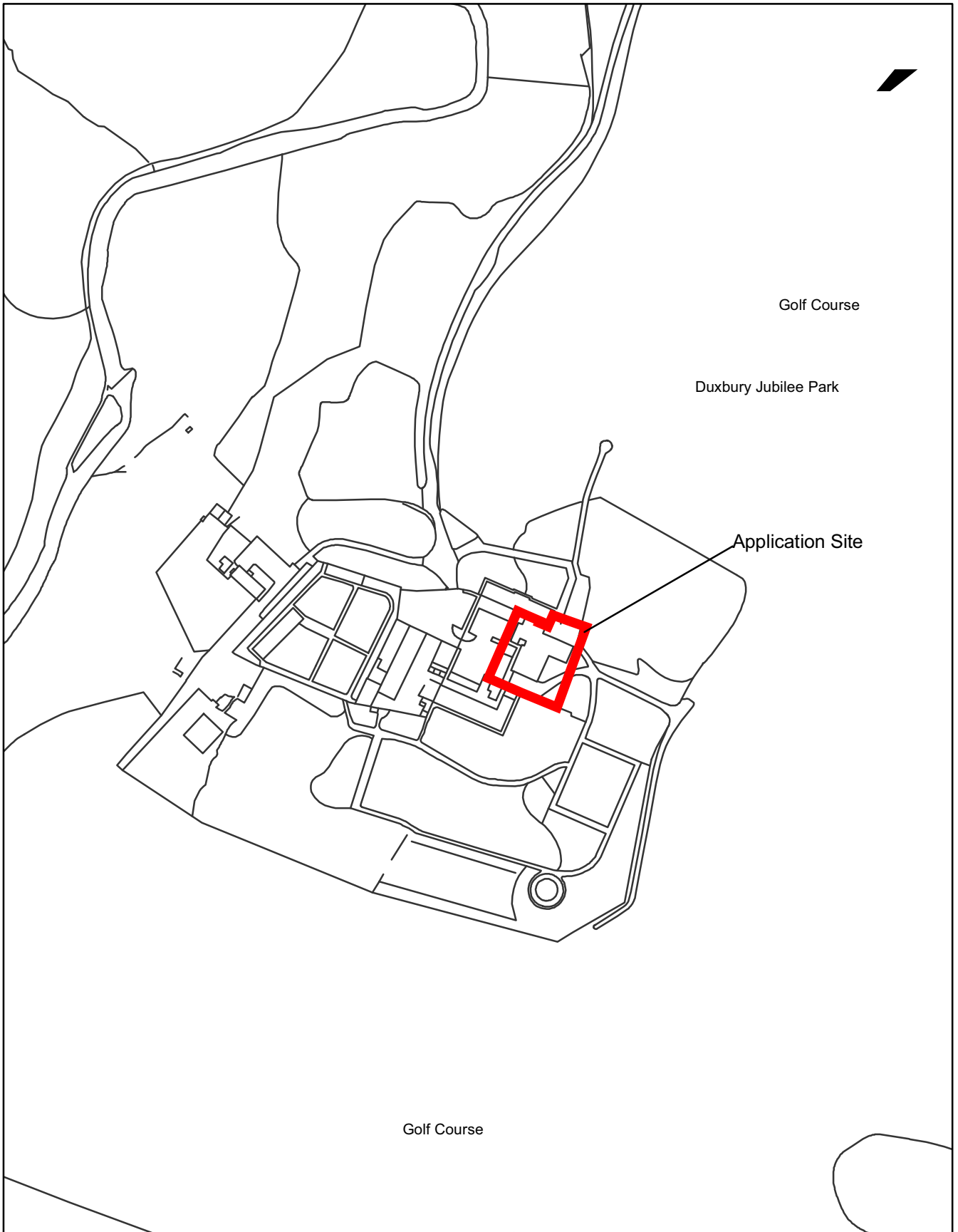
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5, HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.

7. Free access to the development site at all reasonable times shall be afforded to any archaeologist nominated by the Local Planning Authority, such access to allow the nominated archaeologist to observe the excavations and record items of interest and finds.

Reason: The development involves excavating close to Statutory Listed Building and archaeological remains have been recorded in the area. In accordance with Government advice contained in PPG15: Planning and the Historic Environment.

8. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the work proposed to the Listed Building. The required details shall include details of the works proposed to the Listed Building following the removal of the existing building and the works required in respect of the construction of the development hereby approved, in particular details of how the building will be attached to the Listed Building. The works thereafter shall be carried out in accordance with the approved details.

Reason : In the interests of the character and appearance of the Listed Building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)</p>	
<p>Application Number: 07/00747/FUL</p>	<p>Grid Ref: E: 358655 N: 415139</p>	<p>Scale: 1:2,500</p>	<p>Agenda Item No. B. 3</p>

This page is intentionally left blank

Item B. 4	07/00748/LBC	Grant Listed Building Consent
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley South East	
Proposal	Listed Building Consent for the proposed demolition of existing golf club house and the construction of a new single storey club house incorporating a Bar/Dining area, sport shop, function room and offices to be in keeping with the adjoining property a grade 2 listed building the Coach House	
Location	Duxbury Park Golf Club Duxbury Hall Road Chorley PR7 4AS	
Applicant	Glendale Managed Services Ltd & Chorley Council	
Proposal	<p>The application relates to Listed Building Consent for the erection of a single storey club house for Duxbury Golf Club incorporating Bar/ Dining area, sport shop, function room and offices. The proposal incorporates the demolition of the existing single storey club house.</p> <p>Duxbury Golf Club is located within the Green Belt and forms part of a complex of buildings which are occupied by office accommodation. The two immediately adjacent buildings, The Coach House and The Stables, are Grade II Listed Buildings.</p> <p>The application has been submitted by Glendale Managed Services Ltd and Chorley Council. Chorley Council owns the existing buildings, including the Coach House and Amenity Building. Glendale Managed Services manage Duxbury Golf Course and lease the buildings for the Duxbury Park Business Centre.</p>	
Planning Policy	<p>Planning Policy Guidance Note 15- Planning and the Historic Environment</p> <p>Joint Lancashire Structure Plan: Policy 21- Lancashire's Natural and Manmade Heritage</p> <p>Chorley Borough Local Plan Review: HT2- Alterations and Extensions to Listed Buildings HT3- The Setting of Listed Buildings</p>	
Planning History	<p>9/74/14- Conversion and extension of existing buildings to form a Golf Club House. Approved 1974</p> <p>9/82/296- Single storey pitched roof extension to enlarge professional's shop area. Approved May 1982</p> <p>9/86/930- Display of signs at Duxbury Hall Road and Duxbury Park Centre. Approved February 1987</p> <p>9/87/157- Conversion of Vacant Coach House to Offices. Approved April 1987</p>	

9/87/158- Application for Listed Building Consent for Conversion of Vacant Coach House to Offices. Approved April 1987

9/89/542- Extension to form Golf Practice room. Approved August 1989

07/00747/FUL- Proposed demolition of existing golf club house and the construction of a new single storey club house incorporating a Bar/Dining area, sport shop, function room and offices. Under consideration

Applicant's Case

The applicant has forwarded the following points in the form of a planning statement:

- There is a pressing need to improve the existing golf facilities. There is currently a mismatch of unsuitable buildings in poor states of repair scattered around the park
- The design process for the new club house has been carried out with the overall policy aims of sustainable development in mind. The scheme will take place on previously developed land and has been designed to result in minimum impact on the environment and maximum environmental gains
- The proposal is an essential facility for outdoor sports and recreation and will not reduce the openness of the Green Belt
- The scheme will remove a building that currently distracts appreciation of a number of listed building in Duxbury Park
- The scheme has been based on an understanding of the site and its surroundings and the need to preserve its character.
- The scheme constitutes a well-considered proposal that will make a positive contribution to the provision of recreation facilities in the local area.

Representations

2 letters have been received from neighbouring residents in support of the application

Consultations

Lancashire County Council Highways Section Have no objection to the proposal.

Assessment

The main issues of consideration in respect of this Listed Building application are the impact of the proposal on both the Listed Buildings and the setting of the Listed Buildings.

The existing building is attached to The Coach House, which is a Grade II Listed Building, and it is proposed to attach the new development to the Listed Building. The proposed development is also located in close proximity to The Stables which is also a Grade II Listed Building

The submission of this application follows discussions between the applicants and the Council's Conservation Officer (who has since left the authority) in respect of the proposed development. The Conservation Officer originally had concerns which related to the design of the proposed development and its relationship with the Listed Buildings.

The applicants have assessed the historic context and the impact of the development on the Listed Buildings within their Planning Statement. Both The Coach House and The Stables contribute to the historical development of Duxbury Park and originally formed part of the complex of building associated with Duxbury Hall. The Hall was destroyed by fire in 1957.

The proposal incorporates the demolition of a building which has no architectural merit and actually detracts from both the character of the area and the setting of the Listed Buildings. The demolition of this building is considered to be a benefit to the area as a whole and the setting of the Listed Buildings.

Although the proposed development comprises a modern development this is not considered to be inappropriate within the setting. It would not be possible to replicate the historic existing buildings on site and it is considered that a building which replicates a modern transition from old to new is appropriate within this setting. The proposal incorporates a relatively simple structure with clean lines which also enables the courtyard area to the rear of the site to be reinstated. This courtyard historically was associated with the Listed Building and has been partly lost by the existing building on site. The reinstatement of the historic courtyard is achieved by re-establishing the line of the eastern side of the courtyard.

English Heritage were consulted on the scheme prior to the submission of the application. They welcomed the modern approach however they did raise a few points of concern. The proposal incorporates disengaging the existing club house from the Coach House, the exposed ashlar wall should be cleaned back and presented as matching the elevation currently visible. Appropriate archaeological watching briefs should be commissioned for excavating the new foundations. The proposed stone element should be matching stone ashlar. In addition to this the adjacent brick garden wall is statutorily listed and English Heritage would not condone its demolition.

It is considered that the demolition of the existing building benefits the character and the setting of the Listed Buildings. The modern approach to the replacement buildings represents the transition from old to new and enables the historic courtyard to be re-established.

Through consultation with the Council's Conservation Officer the link to the Listed Building has been amended to ensure that the development does not adversely impact on the fabric of the Listed Building.

Conclusion

It is considered that the proposed development represents a modern transition between the old and new. The demolition of the existing structure represents a benefit to both the area as a whole and the Listed Buildings. As such the proposed development is considered to comply with Government advice contained in PPG15 and Policies HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.

Recommendation: Grant Listed Building Consent 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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the buildings (notwithstanding any detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

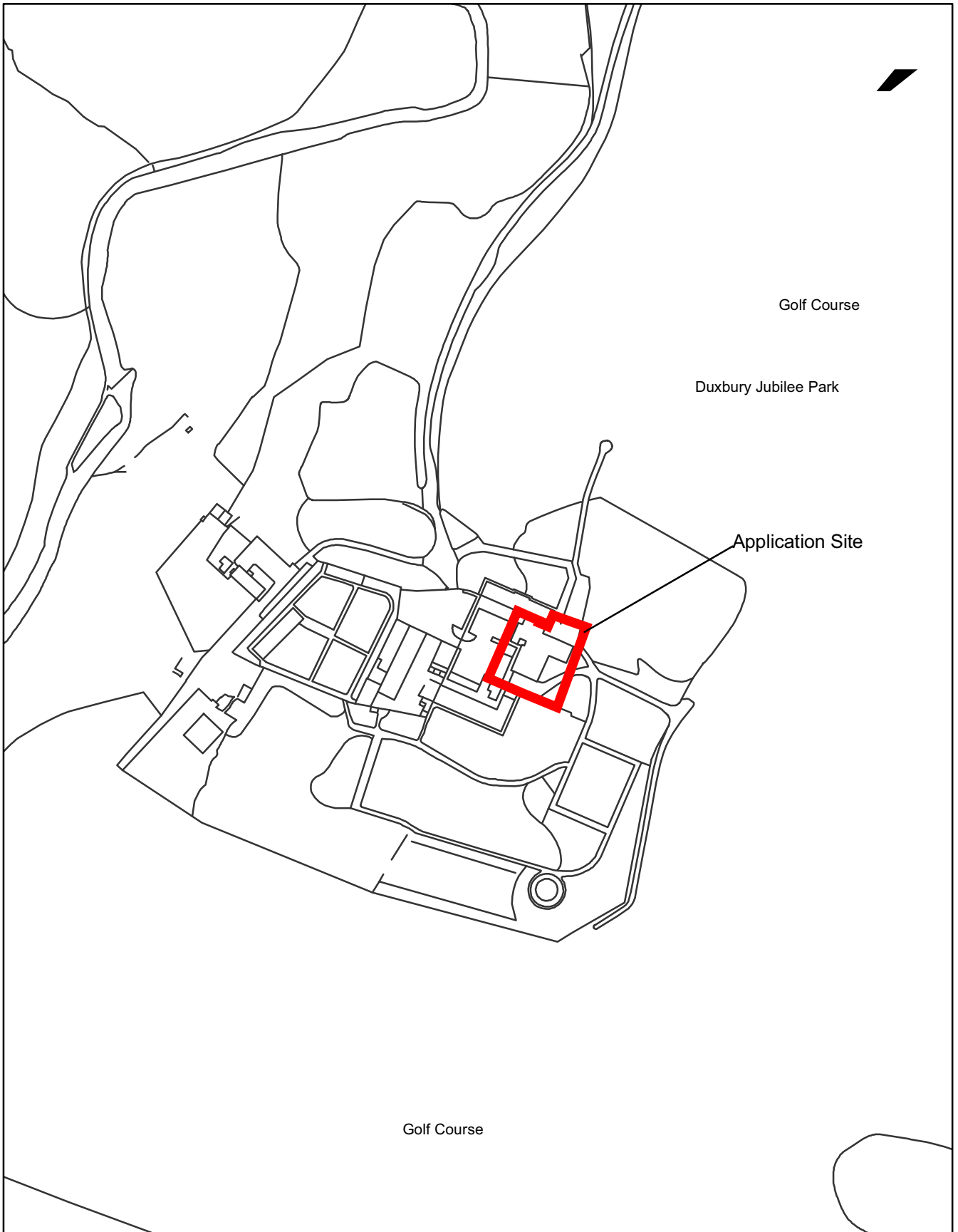
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5, HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.

4. Free access to the development site at all reasonable times shall be afforded to any archaeologist nominated by the Local Planning Authority, such access to allow the nominated archaeologist to observe the excavations and record items of interest and finds.

Reason: The development involves excavating close to Statutory Listed Building and archaeological remains have been recorded in the area. In accordance with Government advice contained in PPG15: Planning and the Historic Environment.

5. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the work proposed to the Listed Building. The required details shall include details of the works proposed to the Listed Building following the removal of the existing building and the works required in respect of the construction of the development hereby approved, in particular details of how the building will be attached to the Listed Building. The works thereafter shall be carried out in accordance with the approved details.

Reason : In the interests of the character and appearance of the Listed Building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)</p>	
<p>Application Number: 07/00748/LBC</p>	<p>Grid Ref: E: 358655 N: 415139</p>	<p>Scale: 1:2,500</p>	<p>Agenda Item No. B. 4</p>

This page is intentionally left blank



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	14.08.2007

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 2 July and 27 July 2007 of planning and enforcement appeals that may have been lodged or determined. Also of notification of decisions received from Lancashire County Council and other bodies.

RECOMMENDATION

- 2 That the report be noted.

CORPORATE PRIORITIES

- 3 This report relates to the following Strategic Objective: - Ensure Chorley is a performing Organization.

PLANNING APPEALS LODGED

- 4 Appeal by Mr Darren Mayock against the delegated decision to refuse planning permission for two storey side extension at Withnell Barn Farm, Chorley Road, Withnell (Application No. 07/00034/FUL).

PLANNING APPEALS DISMISSED

- 5 Appeal by Mr & Mrs Quick against the delegated refusal of planning permission for two storey side extension at 1 Crosse Hall Fold, Chorley (Application No. 06/00881/FUL).

PLANNING APPEALS ALLOWED

- 6 None

PLANNING APPEALS WITHDRAWN

- 7 None



ENFORCEMENT APPEALS LODGED

8 None

ENFORCEMENT APPEALS DISMISSED

9 None

ENFORCEMENT APPEALS ALLOWED

10 None

LANCASHIRE COUNTY COUNCIL DECISIONS

- 11 Permission granted for pram park and disabled access, extension to car park and provision of safety railings at Clayton Brook Primary School, Great Greens Lane, Clayton Brook (Application No. 07/00552/CTY).
- 12 Refusal of planning permission for retrospective application for the composting of shredded green waste and construction of a concrete pad at Highfield Farm, Jolly Tar Lane, Coppull (Application No. 07/00083/CTY).

J E MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

Background Papers				
Document		Date	File	Place of Inspection
4	Letter from Planning Inspectorate	5/7/07	07/00034/FUL	Union Street Offices
5	"	17/7/07	06/00881/FUL	"
11	Decision from Lancs CC	6/7/07	07/00552/CTY	"
12	"	6/7/07	07/00083/CTY	"
Report Author		Ext	Date	Doc ID
Louise Taylor		5346	2 August 2007	ADMINREP/REPORT

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	14.08.2007

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Application No.	Recommendation	Location	Proposal
07/00442/ADV	Advertising Consent	Ex Chorley Labour Club Friday Street Chorley	Proposed illuminated signs
07/00531/FUL	Permit Full Planning Permission	Coniston House Coniston Road Chorley PR7 2JA	Erection of various two and single storey extensions to front, sides and rear of existing care home, retention of existing access on Coniston Road, and formation of new car parking area and boundary wall,
07/00577/FUL	Permit Full Planning Permission	St James C Of E Primary School Devonport Way Chorley PR6 0TE	Erection of 2.4m high tangorail fence to school boundary,
07/00600/FUL	Permit Full Planning Permission	Land 120m SW Of Padau Farm German Lane Charnock Richard	Erection of multi-purpose agricultural shelter,
07/00606/FUL	Permit Full Planning Permission	Sumners Farm Carr Lane Croston Leyland PR26 9JS	Removal of agricultural occupancy condition (Ref: 9/90/703, Condition 3),
07/00639/FUL	Permit Full Planning Permission	Morgan Bros Works Primrose Bank Mill Friday Street Chorley PR6 0AA	Single storey portal framed extension to the works building
07/00655/FUL	Permit Full Planning Permission	Coppull Ex-Servicemen's Club Springfield Road North Coppull Chorley PR7 5EG	Proposed covered garden area
07/00669/FUL	Permit Full Planning Permission	The Talbot Arms Balshaw Lane Euxton Chorley PR7 6HX	Installation of 2 no Terrasol canopies and 2 no wall-mounted canopies (part-retrospective)
07/00678/FUL	Permit Full Planning Permission	Black Horse Hotel Westhead Road Croston Leyland PR26 9RQ	Erection of 2no. shelters for bowling facilities
07/00736/FUL	Permit Full Planning Permission	Land 170m West Of Gelston Dawson Lane Whittle-Le- Woods	Retrospective application for the installation of all weather pitch and multi-use games area (MUGA), installation of floodlights to pitches and installation of fencing to pitches

07/00745/FUL	Permit Full Planning Permission	Church Of St Michael And All Angels Church Street Croston Lancashire PR26 9HA	Formation of disabled and clergy parking spaces with turning area,
07/00799/FUL	Permit Full Planning Permission	Clayton-Le-Woods Manor Road Primary School Manor Road Clayton-Le-Woods Chorley PR6 7JR	Proposed erection of 2.4m high powder coated galvanised steel fence to school and adjacent boundary to front and side of school, erection of timber post and rail fence 1.2m high and formation of 1.7 metre wide tarmac footpath and access gates

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	14/8/2007

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 4 July and 31 July 2007

Plan Ref 06/00932/FUL **Date Received** 03.08.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 25.07.2007

Proposal : Conversion of former brick built shippon to create farm shop, demolition of existing barn and erection of single storey ancillary building incorporating kitchen, staffroom, w/c's and office accommodation.

Location : Sylvesters Farm Washington Lane Euxton Chorley PR7 6DJ

Applicant: Mr & Mrs Jackson & Mrs Cobham Sylvesters Farm Washington Lane Euxton

Plan Ref 07/00233/FUL **Date Received** 06.03.2007 **Decision** Refuse Full Planning Permission

Ward: Euxton South **Date Decided** 04.07.2007

Proposal : Proposed front dormer extension

Location : 25 Hawkshead Avenue Euxton Chorley PR7 6NZ

Applicant: Ms A Fadden 25 Hawkshead Avenue Euxton Chorley PR7 6NZ

Plan Ref 07/00271/TPO **Date Received** 01.03.2007 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 05.07.2007

Proposal : Proposed removal of Sycamore Tree covered by TPO 3 (Euxton) 1981

Location : 4 Euxton Hall Gardens Euxton Chorley PR7 6PB

Applicant: Mr And Mrs Marland 4 Euxton Hall Gardens Euxton Chorley PR7 6PB

Plan Ref 07/00309/FUL **Date Received** 19.03.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 18.07.2007

Proposal : Erection of single storey side and rear extensions and first floor rear extension,

Location : 201 The Green Eccleston Lancashire PR7 5SX

Continued....

Applicant: Mr & Mrs Pears 201 The Green Eccleston Lancashire PR7 5SX

Plan Ref 07/00310/LBC **Date Received** 19.03.2007 **Decision** Grant Listed Building Consent

Ward: Eccleston And Mawdesley **Date Decided** 18.07.2007

Proposal : Listed Building Consent for the erection of single storey side and rear extensions and first floor rear extension,

Location : 201 The Green Eccleston Lancashire PR7 5SX

Applicant: Mr & Mrs Pears 201 The Green Eccleston Lancashire PR7 5SX

Plan Ref 07/00314/FUL **Date Received** 21.03.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 25.07.2007

Proposal : Erection of detached garage to replace existing pre fabricated garage and new entrance gates with walls to side

Location : Brookfield House Sandy Lane Mawdesley Ormskirk Lancashire

Applicant: Mr D Eccleston Brookfield House Sandy Lane Mawdesley L40 2QB

Plan Ref 07/00343/COU **Date Received** 19.03.2007 **Decision** Refuse Full Planning Permission

Ward: Chorley South West **Date Decided** 06.07.2007

Proposal : Change of Use from A3 to A3 and A5 (Hot food take away)

Location : Motor Spares Of Chorley 138 Pall Mall Chorley Lancashire PR7 2LD

Applicant: Linda Low C/o Agent

Plan Ref 07/00356/FUL **Date Received** 26.03.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 24.07.2007

Proposal : Alterations to driveway (amendment to permission 01/00345/FUL),

Location : 5 Hill Top Cottages Shaw Brow Whittle-Le-Woods Chorley Lancashire

Applicant: Mr & Mrs Hayhurst 5 Hill Top Cottages Shaw Brow Whittle-Le-Woods Chorley

Plan Ref 07/00357/LBC **Date Received** 26.03.2007 **Decision** Grant Listed Building Consent

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 24.07.2007

Proposal : Removal of two unsafe brick walls,
Location : 5 Hill Top Cottages Shaw Brow Whittle-Le-Woods Chorley Lancashire
Applicant: Mr & Mrs Hayhurst 5 Hill Top Cottages Shaw Brow Whittle-Le-Woods Chorley

Plan Ref 07/00371/TPO **Date Received** 28.03.2007 **Decision** Consent for Tree Works

Ward: Brindle And Hoghton **Date Decided** 11.07.2007

Proposal : Proposed tree works to various trees within Chorley BC TPO 10 (Hoghton) 1991.
Location : Sheringham Quaker Brook Lane Hoghton Lancashire PR5 0JA
Applicant: Mr P J Coupe Sheringham Quaker Brook Lane Hoghton Lancashire PR5 0JA

Plan Ref 07/00402/CTY **Date Received** 12.04.2007 **Decision** No objection to LCC Reg 3/4 Application

Ward: Astley And Buckshaw **Date Decided** 17.07.2007

Proposal : Land reclamation and remediation earth works to create a development platform and enhance recreational space provision
Location : Royal Ordnance Site, Including Land Between Dawson Lane And Euxton Lane Central Avenue Buckshaw Village Euxton Lancashire
Applicant: BAE SYSTEMS Property And Environmental Services Westcott Venture Park Westcott Aylesbury Buckinghamshire HP18 0NP

Plan Ref 07/00426/FUL **Date Received** 17.04.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 19.07.2007

Proposal : Installation of ATM Cash Machine
Location : 9 Chapel Street Chorley PR7 1BN
Applicant: Mr Fazz Mansoor Crown Moor Ltd - Supa News 9 Chapel Street Chorley

Plan Ref	07/00455/OUT	Date Received	17.04.2007	Decision	Refusal of Outline Planning Permission
Ward:	Clayton-le-Woods And Whittle-le- Woods	Date Decided	04.07.2007		
Proposal :	Outline Application for the erection of a dormer bungalow,				
Location :	Mountvilla 228 Preston Road Whittle-Le-Woods Chorley PR6 7HW				
Applicant:	Mr G Southworth Mountvilla 228 Preston Road Whittle-Le-Woods Chorley PR6 7HW				
Plan Ref	07/00474/FUL	Date Received	23.04.2007	Decision	Permit Full Planning Permission
Ward:	Lostock	Date Decided	05.07.2007		
Proposal :	Demolition of existing porch and car-port and erection of single storey rear extension,				
Location :	The Moorings Ridley Lane Croston Leyland PR26 9JA				
Applicant:	Mr & Mrs G Iddon The Moorings Ridley Lane Croston Leyland PR26 9JA				
Plan Ref	07/00476/FUL	Date Received	23.04.2007	Decision	Permit Full Planning Permission
Ward:	Lostock	Date Decided	16.07.2007		
Proposal :	Single storey side and rear extension.				
Location :	7 Back Drinkhouse Lane Croston PR26 9JL				
Applicant:	Croston United Charities 12 Elmwood Avenue Leyland PR25 1RL				
Plan Ref	07/00477/LBC	Date Received	23.04.2007	Decision	Grant Listed Building Consent
Ward:	Lostock	Date Decided	16.07.2007		
Proposal :	Single storey side and rear extension.				
Location :	7 Back Drinkhouse Lane Croston PR26 9JL				
Applicant:	Croston United Charities 12 Elmwood Avenue Leyland PR25 1RL				
Plan Ref	07/00484/FUL	Date Received	24.04.2007	Decision	Permit Full Planning Permission
Ward:	Heath Charnock And Rivington	Date Decided	09.07.2007		
Proposal :	Demolish existing rear outhouses and erect a three storey rear extension to include a basement and a single storey front extension				
Location :	Lakelands Dryfield Lane Rivington Bolton BL6 7RT				
Applicant:	Mr Paul Young The Coach House Dryfield Lane Rivington Bolton BL6 7RT				

Plan Ref 07/00498/COU **Date Received** 26.04.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 30.07.2007

Proposal : Change of use from electrical shop to beauty salon.
Location : 193 Lyons Lane Chorley PR6 0PP
Applicant: Gemma Prescott And Sarah Toquero 18 Baronsway Euxton Chorley PR7 6PS

Plan Ref 07/00505/FUL **Date Received** 30.04.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 05.07.2007

Proposal : Erection of single storey extension to rear,
Location : 59 Longworth Avenue Coppull Chorley PR7 4PJ
Applicant: Mr J Donley 59 Longworth Avenue Coppull Chorley PR7 4PJ

Plan Ref 07/00512/FUL **Date Received** 30.04.2007 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 11.07.2007

Proposal : Raising of roof to accommodate three front dormers and one rear dormer. Two storey rear extension and front porch.
Location : Debryn Ridley Lane Mawdesley Ormskirk L40 2RE
Applicant: Mr And Mrs Thompson Debryn Ridley Labe Mawdesley L40 2RE

Plan Ref 07/00525/FUL **Date Received** 02.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 16.07.2007

Proposal : Rear conservatory
Location : 7 Lighthurst Lane Chorley PR7 3EQ
Applicant: Mr And Mrs Baxter 7 Lighthurst Lane Chorley PR7 3EQ

Plan Ref 07/00526/FUL **Date Received** 02.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 10.07.2007

Proposal : Formation of dormer extension to rear and erection detached single garage,
Location : 10 Balniel Close Chorley PR7 2QP
Applicant: Mr R P Handscombe 10 Balniel Close Chorley PR7 2QP

Plan Ref 07/00532/FUL **Date Received** 04.05.2007 **Decision** Permit Full
Planning
Permission

Ward: Chisnall **Date Decided** 19.07.2007

Proposal : Provision of a pitched roof over existing flat roofed front and rear dormers
Location : 140 Wood Lane Heskin Lancashire PR7 5NP
Applicant: Mr B Walker 140 Wood Lane Heskin Lancashire PR7 5NP

Plan Ref 07/00533/FUL **Date Received** 03.05.2007 **Decision** Permit Full
Planning
Permission

Ward: Lostock **Date Decided** 25.07.2007

Proposal : Proposed 1st storey rear extension
Location : 69 Westhead Road Croston Leyland PR26 9RS
Applicant: Mr And Mrs Stubbs 69 Westhead Road Croston Leyland PR26 9RS

Plan Ref 07/00535/FUL **Date Received** 03.05.2007 **Decision** Permit Full
Planning
Permission

Ward: Euxton South **Date Decided** 30.07.2007

Proposal : Erection of single storey front and side extension,
Location : 16 Kingsway Euxton Chorley PR7 6PP
Applicant: Mr J Smith 16 Kingsway Euxton Chorley PR7 6PP

Plan Ref 07/00536/TPO **Date Received** 04.05.2007 **Decision** Consent
for Tree
Works

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 05.07.2007

Proposal : Crown cleaning and branch reduction of three trees covered by TPO 6 (Clayton Le
Woods) 1999,
Location : Hill Crest Wigan Road Clayton-Le-Woods Leyland PR25 5UD
Applicant: A Simpson Hill Crest Wigan Road Clayton-Le-Woods Leyland PR25 5UD

Plan Ref 07/00542/FUL **Date Received** 08.05.2007 **Decision** Permit Full
Planning
Permission

Ward: Chisnall **Date Decided** 17.07.2007

Proposal : Formation of pitched roofs over existing front and rear dormers,
Location : 142 Wood Lane Heskin Lancashire PR7 5NP
Applicant: J Threlfall 142 Wood Lane Heskin Lancashire PR7 5NP

Plan Ref 07/00546/FUL **Date Received** 09.05.2007 **Decision** Refuse Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 16.07.2007

Proposal : Two storey side/rear extension and single storey rear extension. Single storey front extension and rear conservatory.

Location : 9 Rothwell Road Anderton Chorley PR6 9LZ

Applicant: Mr B Chester 28 Millbrook Close Wheelton Chorley

Plan Ref 07/00548/FUL **Date Received** 10.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 05.07.2007

Proposal : Proposed rear conservatory

Location : 46 Collingwood Road Chorley PR7 2PW

Applicant: Mrs E Barnes Atherton Hall Barn Langdale Road Leyland PR25 3DE

Plan Ref 07/00553/FUL **Date Received** 09.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 11.07.2007

Proposal : Demolition of existing rear extension and erection of replacement single storey rear extension,

Location : 12 Poplar Street Chorley PR7 3EN

Applicant: P Downes The Willows Grimeford Lane Blackrod BL6 5LD

Plan Ref 07/00555/COU **Date Received** 11.05.2007 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 18.07.2007

Proposal : Change of use from newsagents to hot food takeaway

Location : 328 The Green Eccleston Lancashire PR7 5TP

Applicant: Mr M Hadian 83 Marina Grove Lostock Hall Preston PR5 5SQ

Plan Ref 07/00557/FUL **Date Received** 11.05.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 05.07.2007

Proposal : Erection of smoking shelter.

Location : Ridgeway Arms Hotel Chorley Road Adlington Chorley PR6 9LQ

Applicant: Punch Taverns Jubilee House Second Avenue Burton-on-Trent DE14 2WF

Plan Ref 07/00558/FUL **Date Received** 11.05.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 06.07.2007

Proposal : Proposed erection of a rear conservatory
Location : 4 Norse Cottages Pompian Brow Bretherton Leyland PR26 9AQ
Applicant: Mr A Cunningham 4 Norse Cottages Pompian Brow Bretherton Leyland PR26 9AQ

Plan Ref 07/00559/FUL **Date Received** 11.05.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 24.07.2007

Proposal : Renewal of Planning Permisssion for the Use of Land for the Siting of a Residential Caravan for a Further Period of 18 Months,
Location : Land West Of River Douglas And South Of Meadow Lane Croston Leyland
Applicant: Mr Vic Fitzell Manor House Farm Diamond Jubilee Road Rufford Ormskirk

Plan Ref 07/00560/FUL **Date Received** 10.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 20.07.2007

Proposal : Formation of external ramp for disabled access with associated works,
Location : HSBC 26 - 28 Market Street Chorley PR7 2SE
Applicant: HSBC Plc 8 Canada Square London EC14 5HQ

Plan Ref 07/00561/FUL **Date Received** 11.05.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 06.07.2007

Proposal : Fence to side of property.
Location : 17 Cross Keys Drive Whittle-Le-Woods Chorley PR6 7TF
Applicant: Mr And Mrs Perkins 17 Cross Keys Drive Whittle-Le-Woods Chorley PR6 7TF

Plan Ref 07/00562/FUL **Date Received** 14.05.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 19.07.2007

Proposal : Single storey rear extension
Location : 27 Cliffe Drive Whittle-Le-Woods Chorley PR6 7HT
Applicant: Mrs M Chambers 27 Cliffe Drive Whittle-Le-Woods Chorley PR6 7HT

Plan Ref 07/00564/FUL **Date Received** 14.05.2007 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 06.07.2007

Proposal : Proposed front extension to existing attached garage with a pitched roof
Location : 82 The Farthings Astley Village Chorley Lancashire PR7 1SH
Applicant: Mr And Mrs Curwen 82 The Farthings Astley Village Chorley Lancashire PR7 1SH

Plan Ref 07/00565/FUL **Date Received** 14.05.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 17.07.2007

Proposal : Single storey rear extension
Location : 7 Top Oth Lane Denham Lane Brindle Chorley PR6 8PA
Applicant: Miss L Croasdale 7 Top O'th Lane Brindle Chorley PR6 8PA

Plan Ref 07/00566/FUL **Date Received** 14.05.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 06.07.2007

Proposal : Demolition of existing rear conservatory and front porch and erection of two storey rear extension, two storey front extension and single storey side extension
Location : 15 Carrington Road Adlington Chorley PR7 4RN
Applicant: Alex Yates 15 Carrington Road Adlington Chorley PR7 4RN

Plan Ref 07/00567/FUL **Date Received** 14.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 06.07.2007

Proposal : Proposed re-roofing works to section of school, including increase in pitch,
Location : All Saints C Of E School Moor Road Chorley Lancashire PR7 2LR
Applicant: The School Of Govenors All Saints C Of E School Moor Road Chorley Lancashire

Plan Ref 07/00570/FUL **Date Received** 15.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 10.07.2007

Proposal : Shop front alterations
Location : Unit 9-10 Market Walk Chorley Lancashire PR7 1DE
Applicant: Costa Ltd Whitbread Court Houghton Hall Park Dunstable Beds LU5 5XE

Plan Ref 07/00571/TPO **Date Received** 15.05.2007 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 05.07.2007

Proposal : Pruning of 3 Oak trees and 1 Silver Birch tree covered by TPO 1 (Euxton) 1996,
Location : Land 10m North Of 15 Gleneagles Drive Euxton
Applicant: Mrs J Sams 15 Gleneagles Drive Euxton Chorley PR7 6FZ

Plan Ref 07/00573/FUL **Date Received** 15.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 10.07.2007

Proposal : Installation of 1no. additional condenser unit (external).
Location : 9 Fazakerley Street Chorley PR7 1BG
Applicant: Dolland And Aitchison Aston Cross Business Park 50 Rocky Lane Aston Birmingham B6 5RQ

Plan Ref 07/00574/ADV **Date Received** 15.05.2007 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 10.07.2007

Proposal : Advertisement consent for a non-illuminated fascia sign and an illuminated projecting sign.
Location : 9 Fazakerley Street Chorley PR7 1BG
Applicant: Dolland And Aitchison Aston Cross Business Park 50 Rocky Lane Aston Birmingham B6 5RQ

Plan Ref 07/00575/FUL **Date Received** 15.05.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 10.07.2007

Proposal : Erection of side extension and provision of pitched roof over existing side and rear extensions,
Location : 8 Willow Drive Charnock Richard Chorley PR7 5NL
Applicant: Mr & Mrs Worbey 8 Willow Drive Charnock Richard Chorley PR7 5NL

Plan Ref 07/00576/FUL **Date Received** 16.05.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 11.07.2007

Proposal : Single storey side extension
Location : 38 School Field Bamber Bridge Preston PR5 8BJ
Applicant: Mr And Mrs S Birkinshaw 38 School Field Clayton Brook Chorley PR5 8BJ

Plan Ref 07/00582/FUL **Date Received** 16.05.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 09.07.2007

Proposal : Erection of a part first floor/ part two storey side extension and a rear conservatory
Location : 35 Blackthorn Croft Clayton-Le-Woods Chorley PR6 7TZ
Applicant: Mr And Mrs Pendlebury 35 Blackthorn Croft Clayton-Le-Woods Chorley PR6 7TZ

Plan Ref 07/00584/FUL **Date Received** 17.05.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 11.07.2007

Proposal : Erection of rear conservatory,
Location : 3 Danesway Heath Charnock Chorley PR7 4EY
Applicant: Mr & Mrs Connor 3 Danesway Heath Charnock Chorley PR7 4EY

Plan Ref 07/00585/FUL **Date Received** 17.05.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 12.07.2007

Proposal : First floor rear extension
Location : 208 Preston Road Coppull Lancashire PR7 5DR
Applicant: Mr And Mrs D Staveley 208 Preston Road Coppull PR7 5EB

Plan Ref 07/00586/FUL **Date Received** 17.05.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 11.07.2007

Proposal : Two storey side and single storey side extensions. Front porch and veranda to side of property and demolition of detached garage.
Location : 7 Berkeley Drive Cuerden Bamber Bridge Preston PR5 6BY
Applicant: Mr And Mrs Brown 7 Berkeley Drive Cuerden Bamber Bridge Preston PR5 6BY

Plan Ref 07/00587/FUL **Date Received** 17.05.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 11.07.2007

Proposal : First floor extension
Location : Highfield Cottage Buckholes Lane Wheelton PR6 8JF
Applicant: Mr And Mrs R Walley Highfield Cottage Buckholes Lane Wheelton PR6 8JF

Plan Ref 07/00588/FUL **Date Received** 18.05.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 11.07.2007

Proposal : Proposed single storey front and rear extensions
Location : 19 The Asshawes Heath Charnock Chorley PR6 9JN
Applicant: Mr And Mrs Parris 19 The Asshawes Heath Charnock Chorley PR6 9JN

Plan Ref 07/00589/FUL **Date Received** 18.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 24.07.2007

Proposal : Erection of rear conservatory,
Location : 10 Balmoral Road Chorley Lancashire PR7 1LQ
Applicant: S Almond 10 Balmoral Road Chorley Lancashire PR7 1LQ

Plan Ref 07/00590/FUL **Date Received** 18.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 11.07.2007

Proposal : Demolition of existing single garage, car-port and front porch, and erection of detached double garage, single storey conservatory to side and two storey extension to front, inclusive of balcony,
Location : 24 Rosklyn Road Chorley PR6 0NJ
Applicant: Mr & Mrs Bromley 24 Rosklyn Road Chorley PR6 0NJ

Plan Ref 07/00591/COU **Date Received** 18.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South
East **Date Decided** 30.07.2007

Proposal : Change of use from A1 use (Charity Shop) to A2 use (Financial & Professional Services),
Location : 42 - 44 Chapel Street Chorley PR7 1BW
Applicant: The Step Property Holding Ltd Media House Presley Way Crownhill MK8 0ES

Plan Ref 07/00592/FUL **Date Received** 17.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South
West **Date Decided** 11.07.2007

Proposal : Erection of two storey side extension,
Location : 16 Nightingale Way Chorley Lancashire PR7 2RS
Applicant: P Handforth 16 Nightingale Way Chorley Lancashire PR7 2RS

Plan Ref 07/00594/TPO **Date Received** 18.05.2007 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 11.07.2007

Proposal : Pruning of Beech tree covered by TPO 1 (Euxton) 1967,
Location : 14 Fieldside Avenue Euxton Chorley PR7 6JF
Applicant: Mrs Ingram 14 Fieldside Avenue Euxton Chorley PR7 6JF

Plan Ref 07/00595/FUL **Date Received** 18.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 11.07.2007

Proposal : Erection of conservatory to side/rear of dwelling,
Location : 2 Russell Square West Chorley PR6 0AR
Applicant: Mr & Mrs Livesey 2 Russell Square West Chorley PR6 0AR

Plan Ref 07/00596/FUL **Date Received** 21.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 18.07.2007

Proposal : Erection of single storey side extensions,
Location : The Meads 2 Euxton Lane Chorley PR7 1PS
Applicant: Mr P Marks The Meads 2 Euxton Lane Chorley PR7 1PS

Plan Ref 07/00597/FUL **Date Received** 21.05.2007 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 16.07.2007

Proposal : Erection of first floor rear extension inclusive of new balcony,
Location : Billinge House Euxton Lane Euxton Lancashire PR7 6DL
Applicant: Mr & Mrs Masterson Ravenswing Eastham Street Clitheroe BB7 2HY

Plan Ref 07/00598/FUL **Date Received** 21.05.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 11.07.2007

Proposal : Pitched roof to previously approved single storey rear/side extension
Location : 455 Preston Road Clayton-Le-Woods Chorley PR6 7JD
Applicant: Mr And Mrs J McKenna 455 Preston Road Clayton-le-Woods Chorley PR6 7JD

Plan Ref 07/00599/FUL **Date Received** 21.05.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 16.07.2007

Proposal : Erection of single storey extension to front, side and rear,
Location : 15 The Elms Clayton-Le-Woods Chorley PR6 7TU
Applicant: Mr I. Higson 15 The Elms Clayton-le-Woods Chorley PR6 4JF

Plan Ref 07/00601/FUL **Date Received** 22.05.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 17.07.2007

Proposal : Erection of single storey side extension
Location : 33 Ashdown Drive Clayton-Le-Woods Chorley PR6 7SQ
Applicant: Miss Hacker 33 Ashdown Drive Clayton-Le-Woods Chorley PR6 7SQ

Plan Ref 07/00605/FUL **Date Received** 23.05.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 18.07.2007

Proposal : Erection of conservatory to side and rear of property,
Location : 34 Windsor Road Eccleston Chorley PR7 5SG
Applicant: Mr & Mrs Snape 34 Windsor Road Eccleston Chorley PR7 5SG

Plan Ref 07/00607/FUL **Date Received** 24.05.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 19.07.2007

Proposal : Repairs and alterations to existing property, erection of single storey rear extension and first floor extension, and formation of new underground foul and surface water drainage system,
Location : The Windmill Liverpool Road Bretherton Leyland PR26 9AX
Applicant: Mr & Mrs Greenhalgh The Windmill Liverpool Road Bretherton Leyland PR26 9AX

Plan Ref 07/00608/LBC **Date Received** 24.05.2007 **Decision** Grant Listed Building Consent

Ward: Lostock **Date Decided** 19.07.2007

Proposal : Listed Building Consent for repairs and alterations to existing property, including partial re-roofing, erection of single storey rear extension and first floor extension, re-rendering of windmill, works to mediate dampness and formation of new underground foul and surface water drainage system,
Location : The Windmill Liverpool Road Bretherton Leyland PR26 9AX

Applicant: Mr & Mrs Greenhalgh The Windmill Liverpool Road Bretherton Leyland PR26 9AX

Plan Ref 07/00610/FUL **Date Received** 25.05.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 19.07.2007

Proposal : Single storey rear extension and three rear dormers.

Location : Harbour House Harbour Lane Wheelton Chorley PR6 8JR

Applicant: Mr Martin Cook 48 Higher Dunscair Egerton Bolton BL7 9TF

Plan Ref 07/00612/FUL **Date Received** 24.05.2007 **Decision** Refuse Full Planning Permission

Ward: Lostock **Date Decided** 17.07.2007

Proposal : Conversion of existing garage to study and erection of first floor side extension and conservatory to rear,

Location : 30 Yarrow Close Croston Leyland PR26 9SJ

Applicant: Mr & Mrs Fishwick 30 Yarrow Close Croston Leyland PR26 9SJ

Plan Ref 07/00614/FUL **Date Received** 29.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 30.07.2007

Proposal : Proposed covered area to include heating and lighting to form an additional garden area

Location : The Hop Pocket Carr Lane Chorley Lancashire PR7 3JQ

Applicant: Daniel Thwaites Brewery PLC PO Box 50 Star Brewery Syke Street Blackburn BB1 5BU

Plan Ref 07/00615/FUL **Date Received** 24.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 19.07.2007

Proposal : Erection of rear conservatory,

Location : Dene Wood Burgh Lane Chorley PR7 3NP

Applicant: Mr & Mrs De Looze Dene Wood Burgh Lane Chorley PR7 3NP

Plan Ref 07/00616/FUL **Date Received** 29.05.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 24.07.2007

Proposal : Proposed agricultural building

Location : Cowling Farm 183 Chorley Lane Charnock Richard Chorley PR7 5HE
Applicant: Mr John Henry Cowling Farm 183 Chorley Lane Charnock Richard Chorley PR7 5HE

Plan Ref 07/00617/FUL **Date Received** 25.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 11.07.2007

Proposal : Formation of vehicular crossing with dropped kerb,
Location : Harrock View 35 Blackburn Brow Chorley PR6 9AG
Applicant: F Morris Harrock View 35 Blackburn Brow Chorley PR6 9AG

Plan Ref 07/00620/FUL **Date Received** 25.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 30.07.2007

Proposal : Erection of single storey rear extension,
Location : 3 Thistle Close Chorley PR6 0EZ
Applicant: Mr & Mrs Hall 3 Thistle Close Chorley PR6 0EZ

Plan Ref 07/00621/FUL **Date Received** 25.05.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 11.07.2007

Proposal : Demolition of existing building and the erection of a new dwelling
Location : Tullis Cottage Sandy Lane Brindle Chorley PR6 8NQ
Applicant: Mr David Fellows

Plan Ref 07/00622/FUL **Date Received** 29.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 24.07.2007

Proposal : Erection of single storey porch to front,
Location : 4 Blackburn Street Chorley PR6 0PQ
Applicant: Mr & Mrs Brown 4 Blackburn Street Chorley PR6 0PQ

Plan Ref 07/00623/FUL **Date Received** 29.05.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 17.07.2007

Proposal : Erection of rear conservatory,
Location : 6 Birch Avenue Euxton Chorley PR7 6BW
Applicant: Mr & Mrs Tranter 6 Birch Avenue Euxton Chorley PR7 6BW

Plan Ref 07/00624/FUL **Date Received** 29.05.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 17.07.2007

Proposal : Conversion of garage into habitable room,
Location : 40 Lytham Court Euxton Chorley Lancashire PR7 6FT
Applicant: Mr Whiteside-Mayor 40 Lytham Court Euxton Chorley Lancashire PR7 6FT

Plan Ref 07/00630/FUL **Date Received** 01.06.2007 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 24.07.2007

Proposal : Erection of single storey front and rear extensions and two storey side extension,
Location : 100 Preston Road Coppull Lancashire PR7 5DW
Applicant: Mr R Fulford & Ms E Catlow 100 Preston Road Coppull Lancashire PR7 5DW

Plan Ref 07/00631/FUL **Date Received** 01.06.2007 **Decision** Refuse Full Planning Permission

Ward: Chorley North East **Date Decided** 24.07.2007

Proposal : Proposed siting of 5no. gazebos to the area to the front of the public house.
Location : Swann With Two Knecks 1 - 3 Hollinshead Street Chorley PR7 1EP
Applicant: Mrs D Hogan Swann With Two Knecks 1 - 3 Hollinshead Street Chorley PR7 1EP

Plan Ref 07/00634/LBC **Date Received** 31.05.2007 **Decision** Grant Listed Building Consent

Ward: Lostock **Date Decided** 24.07.2007

Proposal : Alteration to internal wall between sitting room and store room by insertion of internal door,
Location : Norris's Farm Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT
Applicant: Mr D Bradley Norris's Farm Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT

Plan Ref 07/00635/TPO **Date Received** 01.06.2007 **Decision** No objection to Tree Works

Ward: Euxton North **Date Decided** 30.07.2007

Proposal : Proposed tree works within tree preservation order No. 8 (Euxton) 1992.
Location : 8 Crofters Green Euxton Chorley PR7 6LQ
Applicant: Mr M Moffet 8 Crofters Green Euxton Chorley PR7 6LQ

Plan Ref 07/00636/FUL **Date Received** 31.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 24.07.2007
West

Proposal : Detached garage
Location : 5 Lindsay Drive Chorley PR7 2QL
Applicant: Mr R Walsh 5 Lindsay Drive Chorley PR7 2QL

Plan Ref 07/00638/FUL **Date Received** 31.05.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods **Date Decided** 17.07.2007
And Whittle-le-Woods

Proposal : Erection of rear conservatory,
Location : 31 Clover Field Clayton-Le-Woods Chorley PR6 7RR
Applicant: Miss Miller 31 Clover Field Clayton-Le-Woods Chorley PR6 7RR

Plan Ref 07/00643/FUL **Date Received** 05.06.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And **Date Decided** 30.07.2007
Withnell

Proposal : Proposed removal of garage door and replace with a window
Location : 16 Gerrards Fold Abbey Village Chorley PR6 8DL
Applicant: Mr P Charnley 16 Gerrards Fold Abbey Village Chorley PR6 8DL

Plan Ref 07/00644/FUL **Date Received** 04.06.2007 **Decision** Refuse Full Planning Permission

Ward: Eccleston And **Date Decided** 30.07.2007
Mawdesley

Proposal : Erection of one pair of semi detached affordable houses.
Location : Land To The East Of Blacksmith Barn Hall Lane Mawdesley
Applicant: Thomas Mawdesley Building Contractor Towngate Works Dark Lane Mawdesley L40 2QU

Plan Ref 07/00645/FUL **Date Received** 04.06.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods **Date Decided** 24.07.2007
And Whittle-le-Woods

Proposal : Proposed ground floor rear extension and front and rear dormers.
Location : 40 St Helens Road Whittle-Le-Woods Chorley PR6 7NQ
Applicant: Mr And Mrs Rushton 40 St Helens Road Whittle-Le-Woods Chorley PR6 7NQ

Plan Ref	07/00646/FUL	Date Received	01.06.2007	Decision	Permit Full Planning Permission
Ward:	Adlington & Anderton	Date Decided	24.07.2007		
Proposal :	Proposed two storey side and rear extension, single storey rear extension, demolish existing front bay and extending window to include a front porch				
Location :	30 Mayfield Avenue Adlington Chorley PR6 9QE				
Applicant:	Mr And Mrs P Nolan 30 Mayfield Avenue Adlington Chorley PR6 9QE				
Plan Ref	07/00647/FUL	Date Received	05.06.2007	Decision	Refuse Full Planning Permission
Ward:	Chisnall	Date Decided	30.07.2007		
Proposal :	Erection of rear conservatory,				
Location :	1 Anglefield Cottages Barmskin Lane Heskin Chorley PR7 5PT				
Applicant:	Mr & Mrs J Benson 1 Anglefield Cottages Barmskin Lane PR7 5PT				
Plan Ref	07/00648/FUL	Date Received	05.06.2007	Decision	Permit Full Planning Permission
Ward:	Chisnall	Date Decided	30.07.2007		
Proposal :	Retrospective application for the erection of detached garage (amendment to previous permission 05/00952/FUL to increase height),				
Location :	1 Yew Tree Villas Preston Road Charnock Richard Lancashire PR7 5LF				
Applicant:	Mr & Mrs Bradley 1 Yew Tree Villas Preston Road Charnock Richard Lancashire PR7 5LF				
Plan Ref	07/00649/FUL	Date Received	06.06.2007	Decision	Permit Full Planning Permission
Ward:	Pennine	Date Decided	30.07.2007		
Proposal :	Erection of single storey sunroom and raised balcony to rear,				
Location :	Glenavon Moss Lane Whittle-Le-Woods Lancashire PR6 7DB				
Applicant:	Mr & Mrs Campbell Glenavon Moss Lane Whittle-Le-Woods Lancashire PR6 7DB				
Plan Ref	07/00650/FUL	Date Received	06.06.2007	Decision	Permit Full Planning Permission
Ward:	Clayton-le-Woods And Whittle-le-Woods	Date Decided	31.07.2007		
Proposal :	Demolish existing single storey side extension and erect a two storey side extension				
Location :	4 Woodside Avenue Clayton-Le-Woods Chorley PR6 7QF				
Applicant:	Mr And Mrs C Jackson 4 Woodside Avenue Clayton-Le-Woods Chorley PR6 7QF				

Plan Ref 07/00651/FUL **Date Received** 06.06.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 30.07.2007

Proposal : Proposed loft conversion with formation of two dormer windows to front and insertion of velux roof lights to sides and rear,
Location : 20 Harrington Road Chorley PR7 1JZ
Applicant: Mr & Mrs Smith 20 Harrington Road Chorley PR7 1JZ

Plan Ref 07/00653/CLEUD **Date Received** 07.06.2007 **Decision** Grant Cert of Lawfulness for Est Use

Ward: Brindle And Hoghton **Date Decided** 30.07.2007

Proposal : Application for certificate of lawful use of an existing swimming pool
Location : Woodland Manor Private Road Hoghton Preston Lancashire
Applicant: Mr P Chesworth Woodland Manor Private Road Hoghton Preston Lancashire PR5 0DE

Plan Ref 07/00656/FUL **Date Received** 07.06.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 30.07.2007

Proposal : Erection of rear conservatory,
Location : 7 Regiment Drive Buckshaw Village Whittle-Le-Woods Chorley Lancashire
Applicant: Mr R Hibbert 7 Regiment Drive Buckshaw Village Whittle-Le-Woods Chorley Lancashire PR7 7BL

Plan Ref 07/00660/FUL **Date Received** 07.06.2007 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 12.07.2007

Proposal : Proposed formation of a detention basin off Central Avenue, Buckshaw Village, Chorley
Location : Land 130m South Of Buckshaw Hall Central Avenue Buckshaw Village Euxton Lancashire
Applicant: Redrow Homes Lancashire PLC/ Barratts North West Heaton Avenue, Buckshaw Village, Chorley, PR7 7NA

Plan Ref 07/00662/FUL **Date Received** 08.06.2007 **Decision** Permit Full
Planning
Permission

Ward: Coppull **Date Decided** 31.07.2007

Proposal : Proposed two storey side extension and a single storey rear extension

Location : 1 Hurst Brook Coppull Chorley PR7 4QT

Applicant: Mr K Meyler 1 Hurst Brook Coppull Chorley PR7 4QT

Plan Ref 07/00668/FUL **Date Received** 08.06.2007 **Decision** Permit
retrospecti
ve planning
permission

Ward: Euxton South **Date Decided** 30.07.2007

Proposal : Retrospective application for the installation of a free-standing double awning, and
glass screening to front and side,

Location : Euxton Mills Hotel Wigan Road Euxton PR7 6JD

Applicant: Mr P Lester Marstons Brewery The Brewery Shobnall Lane Burton Upon Trent
DE14 2BW

This page is intentionally left blank