

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 27th May 2008

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 Corporate Director (Business) 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.

16 May 2008

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 27TH MAY 2008

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, 27th May 2008 at 6.30 pm.

Please note that all Members of the Development Control Committee are requested to attend the training session on Wednesday 21 May 2008 at 6.00pm to 7.30pm in the Council Chamber.

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 - 4)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 29 April 2008 (enclosed)

4. **Planning applications awaiting decisions (Pages 5 - 6)**

A table of planning applications to be determined is enclosed.

Please note that copies of the location plans are included on 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 <http://planning.chorley.gov.uk>

(a) **A1:07/01426/FULMAJ - Talbot Mill, From Street, Chorley** (Pages 7 - 24)

Report of Corporate Director (Business) (enclosed)

- (b) A2:08/00203/FULMAJ - 605, Preston Road, Clayton-Le-Woods, Chorley (Pages 25 - 32)

Report of Corporate Director (Business) (enclosed)

- (c) A3:08/00111/FULMAJ - The Eagle and Child Hotel, 20, Pall Mall, Chorley (Pages 33 - 42)

Report of Corporate Director (Business) (enclosed)

- (d) B1:08/00143/CB3 - Astley Park, Park Road, Chorley (Pages 43 - 48)

Report of Corporate Director (Business) (enclosed)

- (e) B2:08/00430/FUL - 8 Bracken Close, Chorley (Pages 49 - 52)

Report of Corporate Director (Business) (enclosed)

5. **Planning Appeals and Decisions - Notification** (Pages 53 - 54)

Report of Corporate Director (Business) (enclosed)

6. **Delegated decisions determined by the Corporate Director (Business), the Chair and Vice-Chair of the Committee** (Pages 55 - 58)

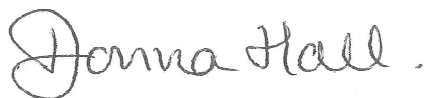
Tables of decisions determined on 29 April and 14 May 2008 (enclosed)

7. **List of planning applications determined by the Corporate Director (Business) under delegated powers between 17 April - 15 May 2008** (Pages 59 - 76)

Schedule of applications (enclosed)

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

Yours sincerely



Donna Hall
Chief Executive

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Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Greg Morgan (Chair), Councillor Geoffrey Russell (Vice-Chair) and Councillors Ken Ball, Julia Berry, Alistair Ward Bradley, Terry Brown, Alan Cain, Henry Counce, David Dickinson,

Harold Heaton, Keith Iddon, Roy Lees, Adrian Lowe, June Molyneaux, Simon Moulton, Mick Muncaster and Shaun Smith) for attendance.

2. Agenda and reports to Jane Meek (Corporate Director (Business)), Andrew Docherty (Corporate Director of Governance), Paul Whittingham (Development Control Manager) 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 آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

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Development Control Committee**Tuesday, 29 April 2008**

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Eric Bell, Alan Cain, Henry Counce, Dennis Edgerley, Pat Haughton, Roy Lees, Adrian Lowe, Geoffrey Russell, Edward Smith and Ralph Snape

Officers: Jane Meek (Corporate Director (Business)), Samantha Marland-Fitzell (Solicitor), Paul Whittingham (Development Control Manager), Andy Wiggett (Principal Planning Officer) and Tony Uren (Democratic Services Officer).

Also in attendance: Councillors Iris Smith and Shaun Smith

08.DC.36 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Michael Davies, Mike Devaney, Daniel Gee and June Molyneaux.

08.DC.37 DECLARATIONS OF ANY INTERESTS

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and Members' Code of Conduct, the Vice-Chair (Councillor David Dickinson) declared a prejudicial interest in relation to Planning Application 08/00239/FUL (Minute 08.DC.39(b)).

08.DC.38 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 1 April 2008 be confirmed as a correct record for signature by the Chair.

08.DC.39 PLANNING APPLICATIONS AWAITING DECISIONS

The Corporate Director (Business) submitted reports on two applications for planning permission to be determined by the Committee.

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

(a) A1: 07/00386/OUTMAJ - Land south of Next Generation Sports Centre, Moss Lane, Whittle-le-Woods

Application No: 07/00386/OUTMAJ

Proposal: Outline application for erection of 40 two bedroomed apartments (2 and 3 storey), with associated car parking.

Location: Land south of Next Generation Sports Centre,
Moss Lane, Whittle-le-Woods.

The Committee heard representations from an objector to the proposals.

Decision:

It was proposed by Councillor Eric Bell, seconded by Councillor Dennis Edgerley, and subsequently **RESOLVED unanimously that outline planning permission be refused for the following reasons:**

1. Part of the proposed development would be located within the Green Belt as defined by Policy 2 and the Key Diagram of the Adopted Lancashire Structure Plan and by the Proposals Map of the Adopted Chorley Borough Local Plan Review. The proposed development is contrary to Policy 4 of the Adopted Lancashire Structure Plan and Policy DC1 of the Adopted Chorley Borough Local Plan Review. Within the Green Belt planning permission will not be given, except in very special circumstances for the erection of new buildings other than for the purposes of agriculture, forestry, essential facilities for outdoor sport and recreation, for cemeteries, and other uses which do not conflict with the purposes of including land in it, or limited extension, alteration, or replacement of existing dwellings. The proposal is therefore inappropriate development and harmful by definition. It is not considered that there are very special circumstances to outweigh the presumption against the development.

2. The plans indicate it is proposed to access the development through a commercial car park. This is considered an inappropriate means of access to a residential development and it is not considered that a safe and adequate access could be achieved for the site. The development as submitted fails to provide for a safe and adequate means of both pedestrian and vehicular access, and is therefore contrary to Policy TR4 of the Adopted Chorley Borough Local Plan Review.

3. Part of the proposed development would be located within an Area of Safeguarded Land as identified by Policy DC3 of the Adopted Chorley Borough Local Plan Review. The proposed development is contrary to Policy DC3 in that development other than that permissible in the countryside under Policies DC1 or DC2 of the Adopted Chorley Borough Local Plan Review will not be permitted on Safeguarded Land.

(b) B1: 08/00239/FUL - Oak Royal Golf Club, Bury Lane, Withnell

Application No: 08/00239/FUL

Proposal: Deletion of Condition 19 and variation of Condition 11 of Planning Permission 06/00205/FUL to permit the illumination of the car park and allow the clubhouse to be open to members of the general public.

Location: Oak Royal Golf Club, Bury Lane, Withnell.

(The Vice-Chair (Councillor David Dickinson) declared a prejudicial interest in the application and left the meeting during the discussion and voting on the proposal).

The Committee heard representations from the applicant in support of the application, together with supporting representations from the Ward representatives, Councillors Iris Smith and Shaun Smith.

Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor Edward Smith, that planning permission be granted to the application.

An amendment to the motion was proposed by Councillor Dennis Edgerley, seconded by Councillor Adrian Lowe, that planning permission for the proposal be refused. Upon being put to the vote, the amendment was passed (6 – 4) and it was subsequently **RESOLVED (6 – 4) that planning permission be refused for the following reasons:**

1. It has not been demonstrated that the opening of the clubhouse facilities to the general public will not result in an intensification of the use of the clubhouse that will cause detrimental harm to the open and rural character of the Green Belt. The proposed modification of condition No 11 of planning permission 06/00205/FUL is therefore contrary to Policy Nos DC1 and LT12 of the Chorley Borough Local Plan Review and PPG2: Green Belts.

2. The deletion of condition No 10 of planning permission 06/00205/FUL would allow the retention and further addition of lighting for which it has not been demonstrated that harm will not occur to the open and rural character of the Green Belt. Moreover, no details of the existing lights installed have been submitted. The deletion of condition No 10 of planning permission 06/00205/FUL is therefore contrary to Policy Nos DC1 and EP21A of the Chorley Borough Local Plan Review and PPG2: Green Belts.

3. The opening of the clubhouse facilities to the general public has not been demonstrated as being an essential facility associated with the outdoor sport and recreation facilities available on site comprising of the golf course and fishing lakes and is therefore by definition inappropriate development on the Green Belt and no very special circumstances have been forwarded to justify the modification of the condition. Making the clubhouse facilities available to the general public by virtue of the modification of condition No 11 of planning permission 06/00205/FUL is therefore contrary to Policy Nos DC1 and LT12 of the Chorley Borough Local Plan Review and PPG2: Green Belts.

08.DC.40 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Corporate Director (Business) giving notification of the lodging of an appeal against the refusal of planning permission; the withdrawal of an appeal against a Lancashire County Council decision; the dismissal by the Planning Inspectorate of two appeals against the refusal of planning permission; and planning permission granted by the Lancashire County Council for two developments.

RESOLVED – That the report be noted.

08.DC.41 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE

The Committee received, for information, tables listing seven applications for Category 'B' development proposals which had, or were intended to be, determined by the Corporate Director (Business) under the adopted scheme of delegations, following consultation with the Chair and Vice-Chair of the Committee at meetings held on 1st and 16th April 2008.

RESOLVED – That the report be noted.

08.DC.42 LIST OF APPLICATIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS) UNDER DELEGATED POWERS BETWEEN 18 MARCH AND 16 APRIL 2008

The Committee received, for information, a schedule listing the remainder of the planning applications that had been determined by the Corporate Director (Business) under delegated powers between 18 March and 16 April 2008.

RESOLVED – That the report be noted.

08.DC.43 CHAIR'S THANKS TO COMMITTEE

The Chair expressed his thanks to members of the Committee for their support and contribution to the work of the Committee during the past municipal year.

Chair

Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	27.05.2008

PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
A. 1	07/01426/FULMAJ	Permit (Subject to Legal Agreement)	Talbot Mill Froom Street Chorley PR6 0EB	Erection of 149 residential dwellings including landscaping and access off Froom Street,
A. 2	08/00203/FULMAJ	Permit (Subject to Legal Agreement)	605 Preston Road Clayton- Le-Woods Chorley PR6 7EB	Erection of 24 no. two storey dwellings including demolition of existing residential property.
A. 3	08/00111/FULMAJ	Permit (Subject to Legal Agreement)	The Eagle And Child Hotel 20 Pall Mall Chorley Lancashire PR7 2LA	Proposed 3 and 4 storey redevelopment of site comprising of offices, retail and veterinary use at ground floor with flats above following the demolition of existing public house and cafe.
B. 1	08/00143/CB3	Referred to Full Council for Decision	Astley Park Park Road Chorley Lancashire	Installation of pets corner with animal accommodation and adventure play area
B. 2	08/00430/FUL	Permit Full Planning Permission	8 Bracken Close Chorley PR6 0EJ	Conversion of garage to study and provision of additional hard surfaced car parking space to front of property,

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Item A. 1	07/01426/FULMAJ	Permit (Subject to Legal Agreement)
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley East	
Proposal	Erection of 149 residential dwellings including landscaping and access off Froom Street,	
Location	Talbot Mill Froom Street Chorley PR6 0EB	
Applicant	Baxter Estates Ltd	
	Consultation expiry: 22nd May 2008	
	Application expiry: 15th April 2008	
Proposal	<p>The application relates to the erection of 149 dwellings at the site of the former Talbot Mill, Froom Street, Chorley. There is extensive planning history in respect of this site which is set out below.</p> <p>Vehicular access to the site will be gained via Froom Street and the existing Canal Bridge. The bridge will be upgraded and resurfaced and there will be traffic calming measures along Froom Street in the form of speed bumps. Due to the width of the bridge priority will be given to vehicles traveling down Froom Street.</p>	
Planning Policy	<p>PPS 1, PPS3, PPS23, PPS25, PPG13. Policy DP1, Policy DP3, Policy UR7, Policy ER5 (NWRSS). Policy 7, Policy 12, Policy 21, Access and Parking SPG, Landscape and Heritage SPG (JLSP). GN1, GN5, EP4, EP9, EP10, HS4, HS19 (ACBLPR)</p>	
Planning History	<p>99/00708/OUT- Outline application for the erection of 120 dwellings. Refused (Appeal Withdrawn)</p> <p>00/00021/OUT- Outline application for 120 dwellings. Refused (Allowed on Appeal)</p> <p>03/00857/FULMAJ- Variation of Conditions 2 and 3 on application 9/00/00021 (to extend time periods for submission of reserved matters and commencement of development). Pending consideration</p> <p>03/01037/REMAJ- Residential Development Approval of Reserved Matters. Withdrawn</p> <p>04/00618/FULMAJ- Development of 159 residential dwellings including public open space, road layout, car parking and landscaping, with means of access off Froom Street and highway improvements to Froom Street. Refused</p> <p>05/00007/FULMAJ- Development of 158 residential dwellings including landscaping, access off Froom Street and highway improvements to Froom Street / Eaves Lane. Refused</p> <p>05/00050/FUL- Erection of 6 apartments. Refused</p>	

05/00344/FULMAJ- Development of 164 residential dwellings including landscaping, access off Froom Street, and highway improvements to Froom Street/Eaves Lane. Refused (Appeal dismissed).

Representations

Councillor Brown has requested that if the Council are minded to grant permission then the following features should be included via condition:

- A recycling area for the site.
- Grit boxes on Froom St.
- Litter bins in the area and dog waste bins also.

27 letters have been received from neighbours raising the following comments/ objections:

- The site has flooded in the last 30 years
- Site should be used for industrial units- too many housing estates in Chorley
- Create traffic problems- access arrangements are not adequate to serve additional properties
- Could the area not be used for leisure
- Increase the volume of traffic in the area significantly
- Adverse impact on pedestrians
- Out of character with the surrounding area
- Noise impacts
- The removal of the pedestrian refuge will change the dynamics of Froom Street
- Create congestion
- Would be worthwhile considering an alternative access to the site
- Loss of privacy
- Adverse impact on wildlife
- The highways should be widened and the bridge replaced to tackle the problems which will be created
- Lack of local services in the area- further problems through additional properties
- Have an adverse effect on the countryside
- Emergency vehicle access would be compromised
- Create parking problems on Froom Street
- Happy that the pedestrian refuge is not being removed
- The vehicular analysis in the TA is fundamentally invalid- the assessment does not take into consideration the actual situation which occurs along Froom Street and the surrounding streets.

Consultations

Environment Agency originally objected to the scheme on flooding grounds. However following the receipt of additional information supporting the flood risk assessment the Environment Agency withdrew their objection subject to various conditions/informatives.

Friends of Healey Nab have made the following comments:

- Is Froom Street capable of taking the extra traffic generated by the proposed development?
- The site levels will be raised. Is Froom Street capable of handling the amount of wagons required to do this?
- Concerned about the proximity of the road and the impact on Black Brook
- Would like the footpath to be retained adjacent to the Brook

- Hope the Council considers the impact on bats
- Loss of the car park
- Feel the flooded field should stay
- The Listed Bridge should be protected.

Friends of Healey Nab are also looking into developing a 'gateway' to Healey Nab which involves improving the pond which has formed adjacent to the site and improving the motorway subway. They have a number of requests from the organisation which include providing car parking spaces on plots 71-73 and providing a porta- cabin for use by the organisation. The amended plans details 2 grasscrete car parking spaces east of plots 71-73 however the applicants are not willing to lose plots 71-73 or provide a porta-cabin. The majority of the site which the organisation wish to improve falls outside the application site and the applicants control and there are no specific planning policies which require the improvement of this site. As such the requests of the organisation cannot be required.

The Ramblers Association have made the following comments:

- There are two definitive rights of way close to the site- it would be unacceptable not to have access to Bagganley Lane.
- Preferable to redevelop this site than Green Belt. However question the amount of housing needed in the Borough.

British Waterways have no objection to the proposal but have made the following comments:

- Development is likely to impact on the canal towpath. The developer should pay a contribution to the repair and maintenance of this towpath
- Access to the towpath should be improved by the developer
- Various conditions/ informatives have also been suggested to ensure the protection of the waterway

Lancashire County Council (Strategic Planning) have made the following comments:

- Considers that the proposal conforms with Policy 12 of the Structure Plan
- The Council will have to determine whether the loss of this land would prejudice the supply of business and industrial land in the Borough
- Parking should be in accordance with the JLSP Parking Standards
- A travel plan will be required.
- The development is not likely to increase flood risk due to the greater permeability of the ground with the altered land use.
- 10% renewable energy should be incorporated into the scheme

Director of Neighbourhoods has no objection to the scheme subject to the following comments:

- The development should be carried out in accordance with the previously approved remediation details.
- Adequate provision should be made for bin storage

Lancashire County Council (Highways) have not formally commented on the application however they have been discussing the application directly with the applications. Following their discussions the access arrangements have been altered to accord with their requirements. Amended plans have been submitted in respect of the road amendments.

Lancashire County Council (Ecology) originally raised a number of concerns/ comments with the scheme. These were passed onto the agent for the application and further Ecology work was undertaken. This further work addressed a number of the concerns the Ecologist raised originally. Provided appropriate planning conditions are applied, it seems likely that ecological impacts (bat roosting opportunities, nesting birds, water voles, trees, spread of Japanese knotweed, etc.) can be avoided.

The Council's Urban Design Manager raised several concerns/ comments in respect of the originally submitted scheme. These concerns were discussed directly with the agents and the architects for the application and the scheme has been amended in accordance with the points raised.

United Utilities have no objection to the scheme subject to various conditions/ informatives

Assessment

Principle of the Development

As members will be aware there is extensive planning history relating to the Talbot Mill Site all of which relates to the use of the site for residential development. The site was previously occupied by a large Mill building which has now been demolished. Due to the previous use of the land the site falls to be considered as previously developed land within the PPS3 definition and as such is the preferred choice for residential redevelopment rather than greenfield land. This fact was established by the Inspector at the previous public inquiry. Therefore, in principle, the redevelopment of the land for residential purposes is considered to be acceptable. However the nature and location of the site raises several issues some of which lead to the previous refused applications, these issues will be dealt with in turn.

Outline planning permission was refused for the residential redevelopment of the site in 2000 (00/00021/OUT) however this decision was overturned at appeal. As such the principle of redeveloping the site for residential purposes was established. Although this application was determined over 5 years ago in 2003 an application was submitted (03/00857/FULMAJ) which sought to vary conditions attached to planning permission 00/00021/OUT seeking to extend the period of time for the submission of reserved matters and the commencement of development. This application has never been determined and is still live which therefore holds the original outline planning permission as extant.

The site covers 4.37 hectares, the erection of 149 dwellings equates to 34 dwellings per hectare. This accords with Government advice set out in PPS3 which requires a minimum density of 30 dwellings per hectare. Taking into consideration the character of the surrounding area, which is relatively high density, a high density development is considered to be appropriate in this location. The Inspector for the appeal in respect of the previous

application, which was for a higher number of dwellings, agreed that the density was appropriate for the location.

Public Inquiry

The previous planning application at the site related to the erection of 164 dwellings (05/00344/FULMAJ) on the site. Chorley Borough Council refused the application on the grounds of oversupply of housing, lack of affordable housing and insufficient information in respect of the impact on protected species. The applicants appealed this decision and went to public inquiry. In the intervening period between the application being refused and the public inquiry the appellants agreed to provide a commuted sum to provide affordable housing provision off site. The scheme was originally considered to be contrary to Policy 12 of the Joint Lancashire Structure Plan in respect of oversupply of housing and affordable housing provision and Lancashire Council objected to the scheme hence the reasons for refusal. Following the agreement to provide a commuted sum the County Council withdrew their objection to the scheme.

Additionally further ecological work was carried out in the interim between the refusal and the appeal which dealt with the ecological reason for refusal. Therefore all of the reasons for refusal had been satisfied and the Council offered no evidence at the public inquiry. The Inspector and the Secretary of State however did not consider the scheme to be acceptable on the grounds that the scheme did not incorporate on site affordable housing, the traffic survey did not take into account pedestrian movement in the area and the layout and design of the scheme was unacceptable. As such the appeal was dismissed.

The submission of this amended application seeks to address the Appeal Inspector's and the Secretary of State's concerns and achieve an agreeable solution for the site. The scheme incorporates a proportion of on site affordable housing, a revised traffic assessment has been undertaken and the layout of the scheme has been amended in line with the Secretary of State's concerns.

Affordable Housing

The proposal incorporates the erection of 149 new dwellings. In accordance with Policy 12 of the Joint Lancashire Structure Plan (JLSP) and the explanatory memorandum planning applications for further residential development may not be approved unless they make an essential contribution to the supply of affordable housing. In accordance with the Council's Managing Housing Land Explanatory Note a minimum provision of 30% affordable/special needs housing will be required on schemes of 15 dwellings or more.

Lancashire County Council's Strategic Planning Section considers that the proposal conforms with Policy 12 of the JLSP on the proviso that the Council considers that the affordable housing will meet an identified need and contribute to the supply of affordable housing in the Borough. However due to the abnormal costs which arise in respect of developing the site the scheme does not incorporate 30% affordable housing. This 30% figure is derived from the Council's Interim Planning Guidance which is not currently supported by a Local Plan Policy, the Local Plan policy

requires 20%. The applicants argue that the level of contamination on the site and measures required to reduce the potential for flooding ensures that the inclusion of 30% affordable housing will render the scheme financially unviable. The current scheme incorporates 28 affordable units which represents 19% of the site. This is split between 1 x 3 bedroom flat on a rented basis, 6 x 2 bedroom flats on a rented basis, 7 x 3 bedroom houses on a rented basis, 8 x 3 bedroom houses for shared ownership and 6 x 2 bedroom flats on a shared ownership basis.

The applicants have submitted financial information demonstrating the abnormal costs on the site and the fact that the percentage of affordable units proposed is the most which can be achieved without rendering the site financially unviable. Liberata have assessed this financial information and have concluded that due to the high abnormal costs associated with the development the provision of 28 affordable units will impact on the land value and any potential profit for the developer, as such 28 units is considered to be the maximum achievable for this site. It should also be taken into consideration that the scheme does achieve a percentage of on site affordable housing which includes family housing, for which there is an identified need, and enables the regeneration of derelict site within a sustainable location.

The fact that on site affordable housing is provided on site satisfies the Inspectors and Secretary of States concerns. These concerns related to the fact that off site affordable housing provision was inconsistent with the outline permission and the fact that the timescales to deliver off site affordable housing via a commuted sum could be considerable.

Highways

A large number of the neighbours objections relate to the traffic and highway safety problems which will be created by the introduction of 149 dwellings accessed off Froom Street. Highway safety issues were not a reason for refusal in respect of the previous scheme however the Inspector and Secretary of State were concerned with the Traffic Assessment and pedestrian movements within the area. Concern was raised that, contrary to advise in PPG3, priority was given to vehicles rather than the needs of the pedestrians.

As part of the highway works proposed the deck structure of the Froom Street bridge will be replaced with an in-situ concrete structure having an overall width of 5.9 metres, the same as the existing structure. This allows for a 3.1 metre wide carriageway with a 1.8 metre wide footway to its north and a 600mm margin to its south. Traffic calming will be incorporated along Froom Street in the form of speed bumps.

It was originally proposed to give priority to vehicles exiting the development however following discussions with the Highways Authority this has been altered to give priority for vehicles travelling down Froom Street. The level of the existing unadopted access to the east of the bridge will be raised to achieve a minimum forward visibility of 70 metres which exceeds the requirements set out within Manual for Streets. Additionally the layout of the main access road into the development has been amended in accordance with the Highway Engineers concerns. The plans have been amended to accommodate the Highway

Engineers requirements and no objections have been received from Lancashire County Council Highways in respect of the highway implications of the development.

A further traffic assessment has been carried out at the site which takes into account traffic, cycle and pedestrian counts at the existing Froom Street/Eaves Lane junction. The traffic assessment demonstrates that there is adequate capacity at the Froom Street/Eaves Lane junction to accommodate the traffic generated by the proposal. The previous application required modifications to the layout of this junction however the revised traffic assessment demonstrates that these modifications are no longer required. This has been concluded following the assessment regarding pedestrian movements and new guidelines which permits a reduced visibility distance of 43m. Hence the removal of the central refuge island to the north of the Froom Street junction, as proposed as part of the previous application, is no longer required. Also an additional central refuge has recently been installed on Eaves Lane to the south of the Froom Street junction.

A pedestrian count was carried out at the site in July 2007 during the morning and mid-afternoon/ evening peak period. The traffic assessment demonstrated that the majority of pedestrians passing through the junction travelled along either footway of Eaves Lane crossing Froom Street and Aniline Street. Occasionally pedestrians crossed Eaves Lane at the central refuge to the north of the Froom Street junction. Some people travelling to and from Froom Street crossed this street within 20 metres of the junction depending upon which side of the street they lived. No adverse pedestrian movement/ vehicle interaction was observed given the good intervisibility between all users on Froom Street and Eaves Lane.

The pedestrian refuges will be retained on Eaves Lane and, taking into consideration pedestrian movement in the area, it is considered that the increased vehicle movements can be accommodated at the existing junction whilst maintaining pedestrians safety.

The traffic assessment demonstrates that, other than a relatively short length of Froom Street serving the terraced housing where the effective carriageway is restricted by parked vehicles to single lane working at certain times of the day, the majority of the length of Froom Street is of adequate width and utility to accommodate the traffic generated by the development.

It is considered that the further traffic assessment which has been undertaken satisfies the Inspector and Secretary of State's concerns relating to pedestrian movement. The site has good access to local facilities and is considered to be a sustainable location. This fact was confirmed by the Inspector within the appeal decision notice. The fact that the site is considered to be sustainable accords with the Governments objectives in respect of the location of new developments.

Character and Design

Concerns were raised by the Appeal Inspector and the Secretary of State at the appeal in respect of the layout of the scheme. The originally submitted scheme sought to address these concerns and the layout had been amended when compared to the previous

application.

The amendments included at reduction in the number of dwellings to 149, removal of the access road from the middle of the site, redesigning the access road close to the motorway removing the proposed houses which would abut the motorway, buildings are now proposed as focal points, the possibility of encroachment into the landscape/ wildlife corridor along Black Brook has been removed, direct footpath links are provided to the apartments, parking courts have been broken up with landscaping, the amount of amenity space has been increased, the dwellings have been relocated so they do not encroach into retained tree canopies, properties have been removed to that loss of privacy will not be created from the canal bridge and the trees to the east of the canal bridge will be retained. These amendments specifically deal with all the points set out within the Inspector's Appeal Decision.

Although the Inspector had some concerns with the layout the following points were also included within the appeal decision. The Inspector agreed that the general form of the layout responded to the physical assets of the site. The scheme provided a mix of dwelling types and sizes. She did not consider that due to separation distances that there would be any adverse impact on neighbours. The heights of the building and density would be in keeping with the surrounding area. Open space is provided in the site, the access road will achieve safe speeds and the properties are sited to ensure natural surveillance. Thus many of the design requirements of the local plan policies were taken into account.

However it was not considered that the originally submitted scheme, although it satisfied the Inspectors concerns, was the best design solution for the site. The Urban Design Manager made very detailed comments on the originally submitted scheme and a number of concerns with the layout and design of the proposed scheme. These comments were forwarded onto the applicants and the architects for the scheme have dealt with each point in turn.

Many of the urban designer's comments have been incorporated into this scheme where practicable, subject to site restrictions, and those outstanding issues can be dealt with by way of planning conditions. It is considered that an acceptable scheme can be achieved on this site in terms of the layout and design.

Lancashire County Council Strategic Planning have requested that a minimum of 10% renewable energy is incorporated into the scheme. The development involves the re-use of materials on site which adds to the sustainability of the site and reduces the number of vehicle movements required at the site. It is envisaged that the homes will be built to Code Level 3 of the Code for Sustainable Homes. This includes homes being 25% more energy efficient than ones built to 2006 Building regulations standards and the homes will be designed to use no more than approximately 105 litres of water per person per day.

Councillor Brown has requested that bins and a grit box are provided on site. The applicants are happy to provide these features and the Section 106 Agreement will incorporate a commuted sum to provide these features.

Flooding

The site is located within a Flood Risk Zone 3 and although a Flood Risk Assessment was submitted with the application the Environment Agency did not consider that the information was sufficient and objected on the grounds of flooding. During the application process further work has been carried out on flooding and an addendum to the Flood Risk Assessment was submitted. The Environment Agency considers that this additional information is sufficient and have removed their objection subject to various conditions.

The flood mitigation measures include 6,500cu m of compensatory storage in the Public Open Space in addition to the existing ground storage capacity of the site. The additional information supplied in support of the Flood Risk Assessment demonstrates that for the 1 in 100 year event the proposed site layout shows a decrease in peak flow by 0.16m³/s. For the 1 in 100 year + Climate Change event no increase in flow at the downstream boundary of the model will result from the development proposals.

The site has some 8,000cu m of on site material, representing the remains of the former mill buildings, which will be reused. The total amount of imported fill will be some 21,500cu m. This is broken down in to 15,000cu m of imported fill, 5,000 cu m of clay capping, and 1,500cu m of topsoil/clay/stone fill. (within the 15,000cu m of imported fill is some 5,000cu m for flood risk prevention measures as required by the EA, the other amounts for flood risk prevention will be taken from the existing 8,000cu m of on site materials). This imported fill includes road construction material, removal and replacement of contaminated land capping material and fill flood prevention material. The approximate 21,500cu m of imported fill equates to approximately 1900 lorry loads although the use of on site materials represents a saving of some 900 lorry loads. The site overall will be raised on average by approximately 1.5m to reduce the risk of flooding.

In addition to the suggested mitigation methods suggested by the Environment Agency in respect of flooding the applicants have also agreed to install a grey water system with each dwelling and apartment block to collect rainwater. The systems will contribute to renewable energy on the site, in line with LCC requirements set out above, and manage rainwater run-off which will benefit the site and further reduce the already low potential for flooding. This could be in the form of cisterns above or below ground that will collect and store rainwater run off from rooftops and other impervious surfaces. These collection tanks can then serve as an on-site supply for watering lawns and garden. It may also possible to reuse grey water indoors in toilets and for washing. This provision will be dealt with via condition.

Ecology and Trees

The Ecologist at Lancashire County Council commented on the originally submitted scheme and the submitted Ecology and Tree surveys. Following the receipt of the Ecologist's comments additional work was done on the Ecological impact of the development and the Ecologist has reviewed the additional information.

The Ecologist considers that it seems likely that ecological

impacts (bat roosting opportunities, nesting birds, water voles, trees, spread of Japanese Knotweed) can be avoided and has suggested appropriate conditions to attach to the recommendation.

The Ecologist still had concerns/ queries in respect of the tree works required to which the agent for the application has responded. Trees which are to be felled which have the potential for bat roosting opportunities will be done using precautionary methods and English Nature will be consulted prior to felling the tree. Bat roosts were not found on site however which is acknowledged by the Ecologist and any potential bat roosts will be identified within the precautionary re-survey.

A condition will be attached requiring a 5 metre buffer zone around the adjacent pond to prevent material entering/ disturbing it however it must be noted that this pond is outside the application site and applicants ownership and as such cannot be included within the Landscape Management Plan.

In addition to the above it is proposed to enhance the canal footpath as part of the scheme by replacing seating etc. A walkway west of the Black Brook will be provided to ensure residents can enjoy a circuitous route around the site.

British Waterways have requested that the canal towpath and access to it should be improved by the developer. However this falls outside the application site and is not within the applicants' control. Additionally as part of the proposal the existing canal footpath within the application site will be enhanced which will provide an accessible route along the Canal.

Open Space

As part of the scheme an area of informal open space and a Locally Equipped Play Area will be provided on site. These elements will be provided by the applicant and maintained by the Council, this will be secured through a Section 106 Agreement. Additionally a commuted sum will be provided to provide and maintain off site playing field provision also secured through the legal agreement.

In addition to the formal areas of open space amenity space will also be provided around the apartment blocks.

Loss of Employment Land

Historically the land was developed with Mills serving the Cotton Industry. The last remaining buildings were demolished in 2000. A sewage works which occupied the southern part of the site was discontinued in the late 1950s.

As the site was previously used for employment use in accordance with the Council's Local Plan Policies the preferred re-use would be for employment purposes. However when the Local Plan was adopted the site was allocated for residential use and it was accepted that the preferred use of the site would not be for employment use. Although this Policy has been superseded by the JLSP the Inspector who dealt with the 2000 outline planning application for the site also considered that redevelopment for residential use was acceptable. The site is previously developed land which is derelict and vacant and is within a sustainable

location. Therefore the site falls to be considered the preferred choice for redevelopment rather than greenfield sites.

Additionally the only access to the site is through residential areas and therefore the re-use of the site for employment purposes could potentially conflict with the existing residents through the types of vehicles entering and exiting the site and the type of industry present on the site. It is considered that the redevelopment of the site for residential purposes will form a sustainable pattern of development and the loss of this employment site will not adversely impact on the supply of employment land in the Borough.

Conclusion

Clearly the extensive history of this site demonstrates how contentious the residential redevelopment of this site has been over the past ten years. Within the Adopted Chorley Borough Local Plan Review the site is allocated as housing land. However following the adoption of the Joint Lancashire Structure Plan this Policy was not considered to be in conformity with the Structure Plan and as such the Structure Plan Policies supersede this Local Plan Policy.

Although outline planning permission was granted at the site and the site was allocated within the local plan this does not necessarily mean the site should be brought forward for redevelopment. Particularly as the outline permission could only be implemented if a favourable recommendation is made on the current application to vary Conditions 2 and extend time periods for submission of reserved matters. (03/00857/FULMAJ).

This notwithstanding however the site represents a brownfield site located within a location which is considered to be sustainable. In accordance with Government advice contained in PPS3 the redevelopment of brownfield sites is preferable to the redevelopment of greenfield sites and the redevelopment of this site would represent an improvement in the visual amenities of the area as the site is currently in a derelict state.

The density of the site is considered to be appropriate for this location and an agreeable design and layout can be achieved on this site. Although the proposal will add to the supply of housing within the Borough it is considered that the inclusion of affordable housing and the fact that the site is a brownfield site within a sustainable location ensures that the proposal complies with Policy 12 of the Joint Lancashire Structure Plan.

The proposal seeks to address the concerns raised by the Inspector and Secretary of State in respect of the previous scheme and it is considered that the current proposal represents the most appropriate solution for the redevelopment of the site. The proposal complies with National, Regional and Local Planning Policies and as such is considered to be 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 51 of the Planning and Compulsory Purchase Act 2004.

2. 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 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.

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. 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.

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 and HS4 of the Adopted Chorley Borough Local Plan Review.

6. 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.

7. Prior to the commencement of the development a scheme for the provision and implementation of a surface water regulation system shall be submitted to and approved in writing by the Local Planning Authority. The scheme thereafter shall be completed in accordance with the approved details.

Reason: To reduce the increased risk of flooding and in accordance with Policy 24 of the Joint Lancashire Structure Plan and Government advice contained in PPS25 Development and Flood Risk

8. The development hereby approved shall be carried out in accordance with the measures outlines in the Flood Risk Assessment dated December 2007 and the addendum to the Flood Risk Assessment dated 18th February 2008 carried out by Weetwood Environmental Engineering.

Reason: To reduce the risk of flooding and in accordance with Policy 24 of the Joint Lancashire Structure Plan and Government advice contained in PPS25 Development and Flood Risk

9. Prior to the commencement of the development a Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include measures to ensure the protection of the Leeds Liverpool Canal during construction. Including measures to prevent any pollution of the canal by construction materials, dust or contaminated surface water run-off. The development thereafter shall be carried out in accordance with the approved method statement. Reason: To ensure the development does not adversely impact on the water course and in accordance with Policy EP17 of the Adopted Chorley Borough Local Plan Review.

10. Prior to the commencement of the development full details of the emergency access link from Bagganley Lane shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the measures to be implemented to prevent vehicular access except in emergencies.

Reason: To ensure the acceptable development of the site and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

11. Prior to the first use of the development hereby permitted, a Residential Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority. Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

12. Prior to the commencement of the development the highway serving the site and the traffic calming measures along Froom Street shall have been completed in accordance with the approved details shown on plans reference P2040/04/118A and 04/210/100/003A, or as otherwise agreed 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.

13. Prior to the felling of trees which have the potential to support bat roosts the trees and bridges shall be resurveyed to establish the presence of bats. The survey shall include the recommendations set out within the by Penny Anderson Associates Ltd. 2006. Baxter Estates Ltd, Talbot Mills, Ecological Assessment (paragraphs 6.5-6.15). If bats are found to be present work on site should cease and a professionally qualified Ecologist should be consulted to ensure that there will be no harm to bats.

Reason: In the interest of the continued protection of protected species and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.

14. Prior to the commencement of the development a scheme for the provision of bat boxes/ bat bricks and bird boxes shall be submitted to an approved in writing by the Local Planning Authority. The scheme shall include the number proposed and the

proposed location. The development thereafter shall be carried out in accordance with the approved details.

Reasons: In the interests of protected species and providing nesting opportunities for protected species. In accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.

15. An undeveloped buffer zone of at least 5m should be retained along the watercourses and should include the pond to the north of the site. This buffer zone must be protected from construction activities (e.g. run-off/pollution, the storing of any material, or vehicle movements), and secured herras fencing at least 5m from the brook and canal shall be erected and retained during the period of construction to ensure the continued protection of Water Voles and the water bodies.

Reason: In the interests of the continued protection of protected species and to ensure the water body is not affected by any changes to drainage/hydrology, and does not receive any surface run-off or pollution from the development site. In accordance with Policies EP4 and EP17 of the Adopted Chorley Borough Local Plan Review.

16. 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.

17. The site shall be remediated in accordance with the approved remediation proposal, reference TC/P2062/04/GC produced by Gary Clarke (& Kathryn Iddon) of Thomas Consulting. Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control

18. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control

19. Notwithstanding the previously submitted plans, prior to the commencement of the development, full details of the proposed bin storage shall be submitted to and approved in writing by the Local Planning Authority. Provision should be made to ensure adequate storage is provided for household waste and adequate access is provided for collection vehicles/ crews. The submitted details should accord with Chorley Borough Council's Waste Storage and Collection Guidance for New Developments. The development thereafter shall be carried out in accordance with the approved details.

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.

20. Notwithstanding the previously submitted plans, 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.

21. Prior to the commencement of the development full details of the proposed street lighting and signage 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 details.

Reason: In the interests of the visual appearance of the development and in accordance with Policies GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

22. Prior to the commencement of the development full details of the walkway enhancements along the canal and the Black Brook shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed improvement measures (e.g replacement seating), a demonstration that a circuitous route can be achieved and evidence that the route is fully accessible, including disabled access. Additionally the details shall include the footpath link to the housing development to the south of the site. The development thereafter shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area and the future amenities of the residents. In accordance with Policy GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

23. Prior to the commencement of the development full details of the measures to be incorporated to protect dwellings affected by the M61 Motorway, plots 70-73, 74-79, 80-85, 100-103 and 107, shall be submitted to and approved in writing by the Local Planning Authority. All work which form part of the approved scheme shall be completed before the first occupation of the noise-sensitive dwellings and noise protection measures shall be retained thereafter.

Reason: To protect the amenities of the future occupiers of the properties affected by the motorway and in accordance with Policy EP20 of the Adopted Chorley Borough Local Plan Review.

24. Prior to the commencement of the development full details of the laying out of the public open space and equipped play area shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the play equipment and other equipment to be provided. The approved scheme shall be completed prior to the occupation of the dwellings on plots 1-4, 10-15 and 146-149 and the open space and play area shall be retained thereafter.

Reason: To ensure adequate provision is made for public open space and in accordance with Policies GN5 and HS19 of the Adopted Chorley Borough Local Plan Review.

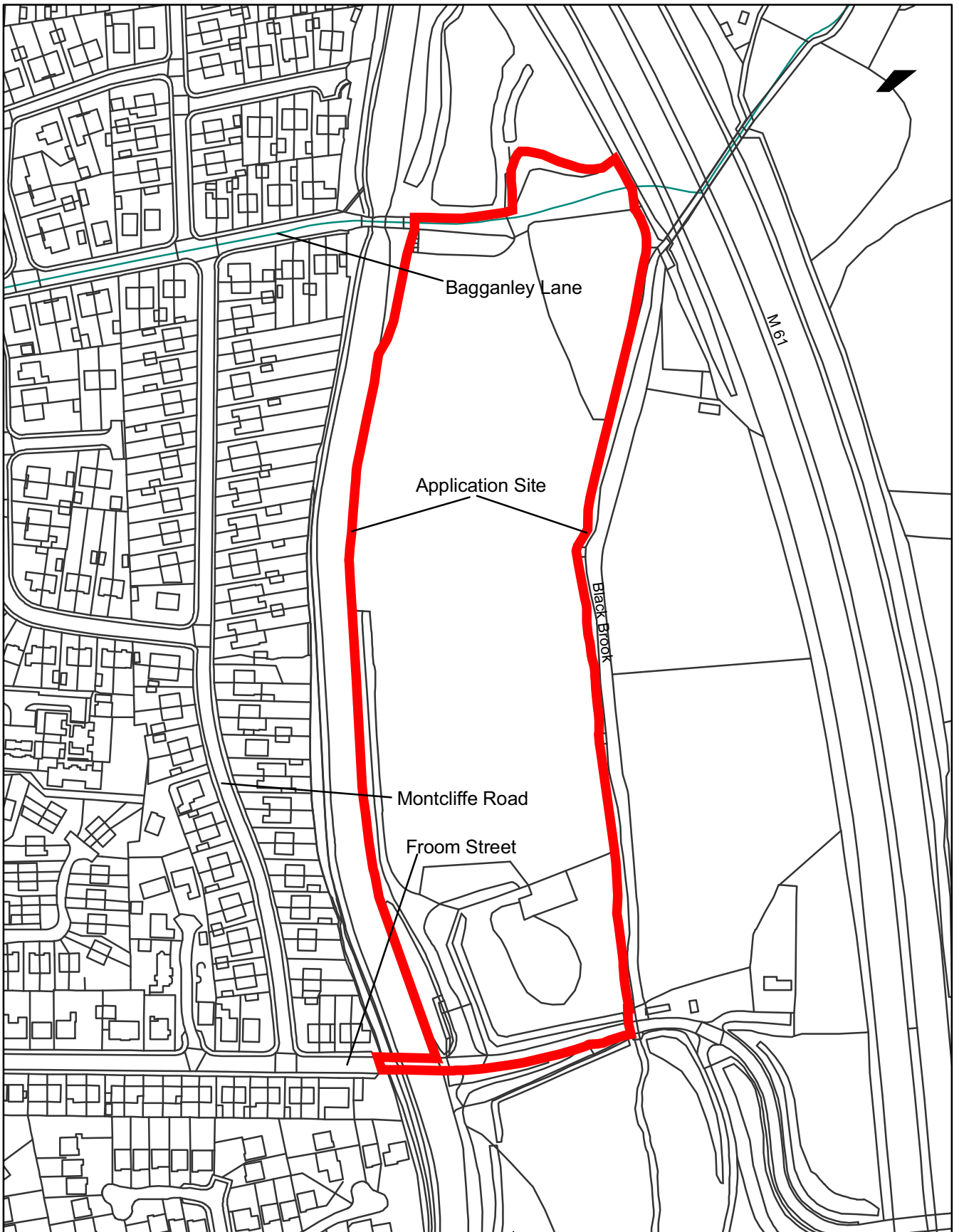
25. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

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

26. Prior to the commencement of the development full details of a scheme for the collection and storage of rainwater shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall include full details of the systems to be installed at each of the apartment blocks and individual residential units, and how this water will be recycled within the residential units.

Reason: In the interests of reducing the potential of flooding at the site and as a contribution to renewable energy resources at the site. In accordance with Government advice contained in Planning Policy Statement 1: Delivering Sustainable Development, the supplement to PPS1: Planning and Climate Change and Planning Policy Statement 25: Development and Flood Risk.

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 Corporate Director (Business)
 Chorley Council

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Application Number:
07/01426/FULMAJ

Grid Ref:
E: 359548
N: 418129

Scale:
1:2,500

Agenda Item No.
A. 1

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Item A. 2 **08/00203/FULMAJ** **Permit (Subject to Legal Agreement)**

Case Officer **Mr Andy Wiggett**

Ward **Clayton-le-Woods North**

Proposal **Erection of 24 no. two storey dwellings including demolition of existing residential property.**

Location **605 Preston Road Clayton-Le-Woods Chorley PR6 7EB**

Applicant **Wainholmes Developments Ltd**

Proposal The application relates to the demolition of no. 605 Preston Road and the erection of 24 dwellings on the cleared site. The application will create a new improved access out onto Preston Road.

The application site was the large garden of a dormer bungalow. To the north is a large residential care home and to the south a site with planning permission as the last phase of a business park which currently extends behind the site.

As part of the proposal 30% affordable housing will be provided which equates to 7 units. The affordable housing will be on the basis of a mix of shared ownership and social rented property with the Great Places Housing Association acting as partners.

The proposal utilises 11 different two storey dwelling types at a density of 26 dwellings per hectare. All but four will be detached.

The current application is a revision to that considered by Committee in October 2007 and extends houses into the previously undeveloped area at the west end of the site. An amended plan has been submitted showing a revised access.

Policy **Planning Policy Statement 3: Housing**

Regional Spatial Strategy
Policy DP1- economy in the Use of Land and Buildings
Policy DP3 – Quality in New Development
Policy UR7 – Regional Housing Provision
Policy UR9 – Affordable Housing

Joint Lancashire Structure Plan
Policy 7 – Accessibility and Transport
Policy 12 – Housing Provision
SPG – Access and Parking

Chorley Borough Local Plan Review
Policy GN1 – Settlement Policy- Main Settlements
Policy EP9 – Trees and Woodlands
Policy HS4 – Design and Layout of Residential Developments
Policy TR1 – Major Development – Tests for Accessibility and Sustainability
Policy TR4 – Highway Development Control Criteria

Policy TR18 – Provision for Pedestrians and Cyclists in New Development
Managing Housing Land Explanatory Note July 2007

Planning History **03/00519/OUTMAJ** – Outline application for demolition of existing dwelling and redevelopment for residential – Withdrawn
04/00481/OUTMAJ – Outline application for demolition of existing dwelling and redevelopment for residential - Withdrawn
07/00868/FULMAJ - Demolition of existing dwelling and development of 18 no. residential dwellings – permit subject to a legal agreement
07/01425/FULMAJ – Development of 18 residential dwellings, moving of plots and change of house types - deferred

Consultations Lancashire County Council Planning –
Considers the proposal to conform to Structure Plan Policy

Clayton-le-Woods Parish Council –

Repeat their objections to development on the site on traffic grounds. Traffic exiting onto the A6 Preston Road, opposite to another housing estate and close proximity to roundabout and traffic island.

Director of Streetscene Neighbourhoods & Environment –

Wishes the application to be conditioned to require a desk top study with regard to land contamination issues.

Chorley Community Safety Partnership –

No observations to make.

Lancashire County Highways – the amended access arrangements are acceptable in principle but will require further work to accommodate the existing cycle facilities on the site frontage. There are amendments required to the internal layout including the provision of a footway and the design of the turning head being modified to allow for a refuse vehicle to turn. Suggested conditions are attached.

The Local Councillor has objected on the basis of the traffic hazards represented by the development and the potential for accidents

Representations 13 objections have been received to the proposal largely accepting the principle of residential development on the site but raising issue with the site access on the following grounds

- As a main route to the hospital, the approach is a blind bend and hence dangerous
- The site access would compromise the already busy access to St Bede's Primary School
- This is a main diversionary route for the M6/M61 motorways
- There would be additional for pedestrians, especially at school times
- HGVs use the road to access ASDA and the Walton Summit industrial estate

- The scale of traffic generated by the scheme would cause problems at the roundabout junction
- An alternative access should be investigated using Clayton Green Road
- 24 houses represents overdevelopment of the site

Applicant's Case

The application is on previously developed land in a highly sustainable location

The design of the scheme is appropriate for this location and takes into account the need to preserve the amenity of neighbours. The proposals conform to the policies of the adopted development plan including GN1.

Planning permission can be granted in the knowledge that no unacceptable harm will arise to residential amenity and that the appearance and character of the area will benefit from the proposed development.

The development will provide seven affordable houses to meet the Council's policies to deal with the shortage of such housing.

Assessment*Principle of Developing the Site*

PPS3 stresses that the use of previously developed land should be maximised. Previously developed land (brownfield land) is defined in PPS3 and includes curtilages of land that is occupied by a permanent structure. The application site, therefore, comes within this definition and the use of the site for residential purposes is acceptable in principle as confirmed by the Strategic Planning Authority.

Highway Issues

The Highway Authority have commented that the amended access arrangements are acceptable subject to minor amendments. The previous application did not provide the detail necessary needed to assess the vehicular access onto Preston Road and this information has been provided in the form of a 1:500 scale plan allowing for right turn movements into Forsythia Drive and into the site.

There is the need to achieve adequate visibility along Preston Road from the new access. The 'Manual for Streets' suggests that for a road such as this, there should be a visibility distance along Preston Road of 56m, however, there is a bus stop and shelter to the south of the access point which impedes this visibility and will thus have to be relocated. This can be achieved by condition and covered by the necessary S278 agreement with Highway Authority.

In terms of internal layout the length of the cul-de-sac has given rise to a problem of access for refuse vehicles. The length that both residents and refuse collectors would have to walk exceeds the recommended distances set out in 'Manual for Streets' and the turning head will have to be modified to include paved overrun areas to allow a refuse vehicle to travel down the cul-de-sac and turn safely. This will be dealt with by condition in the absence of an amended plan. Similarly the provision of a footway is considered necessary again due to the length of the cul-de-sac in order to assist pedestrian safety.

All the objectors have raised the issue of highway safety with regard to the scheme but there is no evidence available to indicate that the junction as now proposed will not adequately cater for the revised scheme.

The site is within the settlement of Clayton-le-Woods and is located close to schools, shops and good public transport routes. The location of the site is considered to be sustainable and as such is acceptable.

Housing Provision

The proposal involves the erection of 24 new dwellings and in accordance with the Council's Managing Housing Land Explanatory Note, a minimum provision of 30% affordable/special needs housing is required on schemes of 15 or more dwellings.

The applicant has put forward in the supporting statement that 7 houses will be affordable units. The offer is for half rented accommodation and half shared equity and could be 2,3 or 4 four bed roomed units. A Housing Association would manage this part of the proposal. The Council's Strategic Housing Section have reached agreement on this aspect .

Impact on the Character of the Area

This is a mixed use area and the site has a large residential care home to the north and to the west and south there is a business park with buildings standing in landscaped grounds. The development of the site for residential purposes will not detract from the character of the area to any extent as the houses will be two storey with a variety of styles which reflects that there is no one predominant design to be found in the area.

Conclusion

It has been established that the principle of developing the site for residential purposes is acceptable. The layout, with amendments, can be made acceptable in terms of highway safety and it is not considered that the proposal will adversely affect the character of the area or create an incongruous development. The development is different in character to that to be found to the north of the site but immediately to the south of it will be the offices allowed as the last phase of the Clayton Green Business Park. The housing scheme, therefore, is at the point where this change of urban form takes place.

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 51 of the Planning and Compulsory Purchase Act 2004.

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 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 the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures. The report should include an initial desk study, site walkover and risk assessment and if the initial study identifies the potential for contamination to exist on the site, the scope of a further study must be agreed in writing by the Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures. The development shall hereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

Reason: In the interests of safety and in accordance with Policy EP16 of the Adopted Chorley Borough Local Plan Review.

6. Before development commences a scheme indicating the removal and relocation to an agreed position of the bus stop and shelter to the south of the proposed access into the site on Preston Road shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be carried out prior to the opening of the new access.

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

7. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition has been constructed and completed in accordance with the scheme details.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

8. Notwithstanding the submitted plans, before development commences a scheme showing the extension of a 2m wide footway on the southern side of the access road within the site from that shown along the first stretch of access road shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the Highway Authority. The footway shall be constructed prior to the occupation of the first dwelling on the site.

Reason: To ensure the safety of pedestrians within the site and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

9. This consent relates to the amended plans, numbered 1128/02 and AL-001 received on the 19th March 2008.

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

10. The estate road /access between the site and Preston Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

11. Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

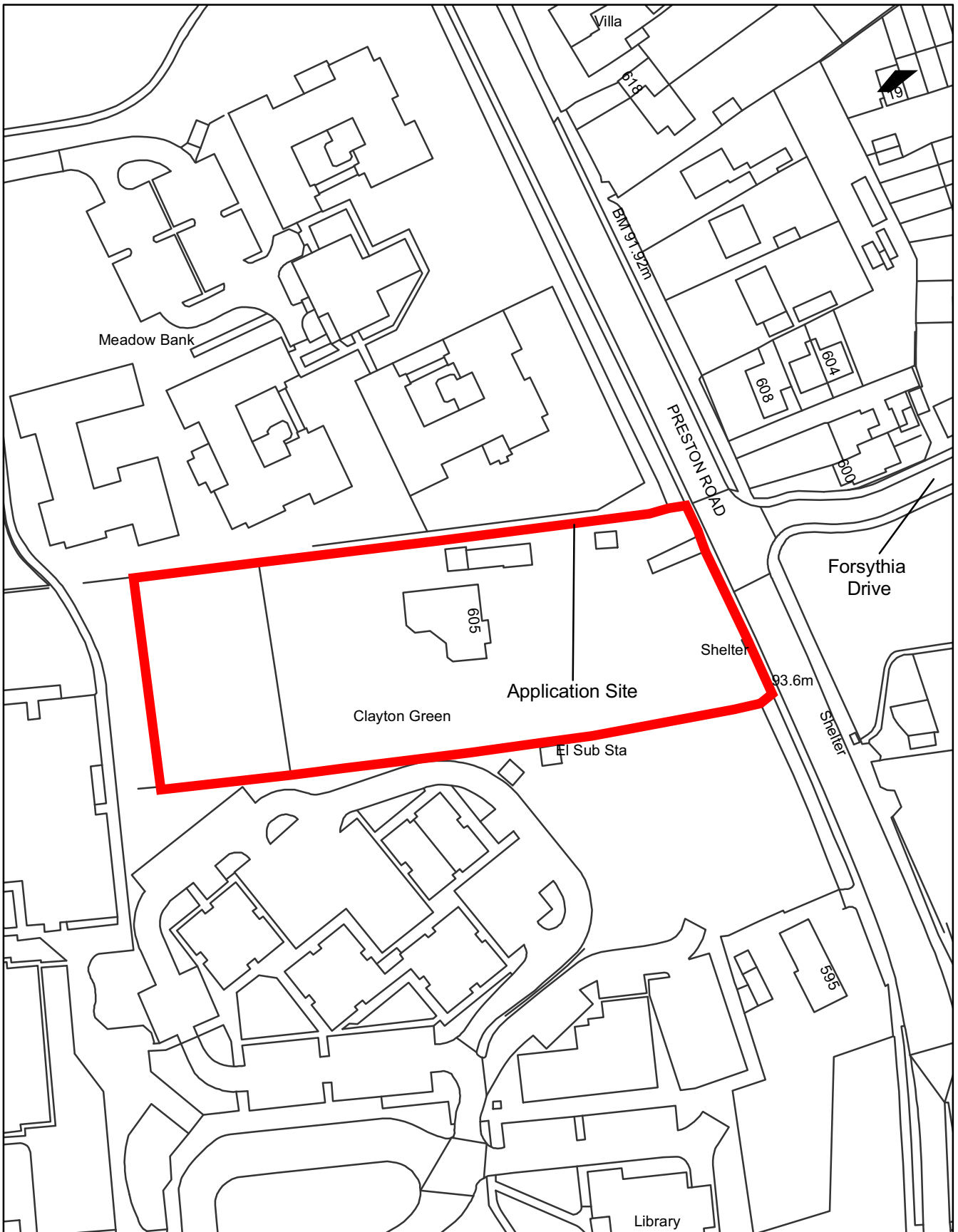
Reason: To avoid the possibility of the public highway being affected by the deposit of mud and /or loose materials thus creating a potential hazard to road users.

12. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences.

13. Notwithstanding the submitted plans, before development commences a scheme showing paved swept areas capable of allowing for the safe turning of refuse vehicles at the turning head of the cul-de-sac shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before the occupation of the first dwelling on the site.

Reason: Vehicles reversing to and from the highway are a hazard to other road users and in accordance Poicy TR4 of the Adopted Chorley Borough Local Plan Review.



<p>Jane E Meek BSc(Hons) DipTP MRTPI Corporate Director (Business) Chorley 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 (2007)</p>	
<p>Application Number: 08/00203/FULMAJ</p>	<p>Grid Ref: E: 357762 N: 423733</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. A. 2</p>

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Item A. 3 **08/00111/FULMAJ** **Permit (Subject to Legal Agreement)**

Case Officer **Mr David Stirzaker**

Ward **Chorley North West**

Proposal **Proposed 3 and 4 storey redevelopment of site comprising of offices, retail and veterinary use at ground floor with flats above following the demolition of existing public house and cafe.**

Location **The Eagle And Child Hotel 20 Pall Mall Chorley Lancashire PR7 2LA**

Applicant **Elmwood Construction**

Proposal This application proposes the redevelopment of a site currently occupied by the Eagle & Child Public House and the Coffee HQ Café on Pall Mall, Chorley. The pub and café would be demolished to make way for the new development comprising of a Vets Surgery and retail unit at ground floor level with 13 apartments above. The apartments comprise of 10 no. 2 bed units, 1 no. 3 bed units and 3 no. 1 bed units. The building is for the most part three storeys high and of modern design with a four storey element at the junction of Fleet Street with Pall Mall which utilises a tower feature with mono pitch roof and glazing encompassing the corner of the building. A car park at the side will provide 12 spaces whilst bin and cycle storage provided at the rear of the building will be accessed separately from Gillibrand Walks.

Background The submission of this new application follows the submission of an application last year (Ref No. 07/00479/FULMAJ), that only covered part of the site which raised concerns over a lack of coordinated development, residential amenity impact and design issues. Following this, the Council has held various meetings with the applicant in order to resolve these issues and arrive at a suitable scheme, the culmination of which is the redevelopment proposal now presented to Members.

The site occupies a very prominent position on one of the main routes into the centre of Chorley. The buildings on the site comprise of an existing three storey public house and adjoining two storey building with café at ground floor and presumably residential accommodation above. Both are vacant and form the frontage onto a section of Pall Mall opposite QS Fashions. The land adjacent to the buildings is disused and untidy hence the site in general has a very negative impact upon the character and appearance of the locality. Both buildings are to be demolished to make way for the redevelopment of the site.

Planning Policy National Planning Policy
PPS1 - Sustainable Development
PPS3 - Housing

Joint Lancashire Structure Plan
Policy 7 (JLSP) - Accessibility & Transport
Policy 12 (JLSP) - Housing Provision
SPG (To Policy 7) - Access & Parking

Chorley Borough Local Plan Review	
GN1	- Settlement Policy – Main Settlements
GN5	- Building Design & Retaining Existing Landscape Features
HS4	- Design & Layout of Residential Developments
HS6	- Housing Windfall Sites
TR4	- Highway Development Control Criteria
HS6	- Housing Windfall Sites
TR18	- Provision for Pedestrians & Cyclists in New Development
SPG	- Design Guidance Chorley Town Centre Strategy

Planning History Demolition of existing public house. Construction of 3 storey development with retail on ground floor and 12no. apartments on first and second floor (Ref No. 07/00479/FULMAJ).

Consultations The **Coal Authority** offer Standing Advice

The **Corporate Director (Neighbourhoods)** advises of the need for Desk Study to investigate potential contamination and also advise that the position and accessibility of the bin storage area is acceptable subject to the final details submitted pursuant to a condition.

The **Architectural Liaison Officer** questions the level of car parking, suggests control of the parking spaces and that access through the site from Pall Mall to Gillibrand Walks should not be possible through the site.

LCC (Archaeology) suggest a condition requiring the applicant to undertake a scheme of archaeological investigation.

LCC (Highways) raise no objection in principle but advise that there should be no through access from Gillibrand Walks to Pall Mall, parking is for residents only, 2 disabled spaces are provided and that there should be a pedestrian access to the units from Gillibrand Walks to avoid short term drop off parking on Pall Mall.

Representations To date, only 1 letter of objection has been received citing the difficulty faced by residents with parking. However, further consultation letters have been sent out in relation to the amended plans so any additional comments will be reported to Members in the addendum.

Applicants Case The applicant states that the development proposed would enhance the aspect on the approach into Chorley Town Centre. It will provide a mixed use appropriate for tenancy at ground floor level, which in turn will provide a public face onto Pall Mall. The apartments provide new residential accommodation for let on 6 month short hold tenancies in line with previous developments in Chorley. A 12 year lease has already been agreed with Vet for Pets who will utilise one of the ground floor units. However, the lease is in jeopardy if the application is delayed.

Assessment Principle of development

The site lies within the main Chorley settlement area and in

accordance with Planning Policy Statement 3: Housing, the site is considered to be previously developed land and as such, 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 in PPS3. The development also accords with the objectives of Policy No. 12 of the Joint Lancashire Structure Plan in that it comprises of a mixed used regeneration project, which is compatible with, and will help to achieve the regeneration objectives of the Council, which are set out in the Town Centre Strategy. This document expresses a desire to see improvements to the entrances or 'gateways' into the town centre through high quality new buildings and the tackling of unattractive sites. The Town Centre Strategy also identifies Pall Mall as one of the main 'gateways' into Chorley and the site is at present vacant and is now in decline since it was last used. The apartments will also increase the number of people living in the town centre thus increasing economic activity particularly in the evenings and at weekends.

The applicant has already agreed that one of the ground floor units will be let to a Vets Practice (Vets for Pets), whilst the other unit will be permitted for retail purposes. The use of these ground floor units is acceptable given the town centre location and will generate employment opportunities and as with the introduction of additional people living in the town centre, will increase economic activity in the same.

The site is also in a highly sustainable location being close to the bus and train stations and the range of facilities that the town centre offers meaning it is less likely that the occupiers of some of the apartments will own cars. Likewise, employees in the ground floor units will have access to public transport links into the town centre thus again reducing reliance on car journeys. The development is therefore in line with the broad sustainability objectives of PPS1. The applicant has also agreed to fix the rent levels of the apartments through a Section 106 agreement at a maximum of 10% above the Local Housing Allowance (LHA) Rates for a period of five years meaning the rental levels will encourage quick occupation.

Design & Scale

The design of the development is modern with a 4 storey tower feature on the corner with the Pall Mall/Fleet Street junction whilst the site occupies a prominent position on one of the main 'gateway' routes into Chorley.

The building, by virtue of its design and scale, will provide a prominent and good quality addition to the locality improving the general character and appearance of this part of the town centre whilst also acting as a 'gateway' building signifying the start of the town centre. The redevelopment of this site should also act as a pre-cursor to further regeneration projects in the locality.

The elevation to Pall Mall is of modern character with simply designed ground floor units with the apartments above. The first and second floor elevations utilise full height sections of glazing in the centre and at either end with the entrances to the ground floor

units and the French doors with Juliet balconies above to the apartments set in returns. At the right hand side is a four storey tower feature with full height glazing above the retail unit wrapped around the corner of the building rising to a modern style mono-pitch roof above the only 3rd floor apartment. The ground floor retail unit also fronts onto Fleet Street. The elevation contains a good level of relief to maintain visual interest whilst the four storey element to the corner of the Pall Mall/Fleet Street junction with its modern roof design marks this out as a 'gateway' or 'landmark' building signifying the start of the town centre, particularly when it is approached from Pall Mall.

The elevation to Gillibrand Walks contains sufficient relief in terms of breaks in the elevation and eaves height to maintain visual interest, as does the south facing elevation. The stone wall bounding the site with Gillibrand Walks is also to be made good and will be more attractive than a utilitarian fence proposed by the 2007 application. The elevation to Fleet Street will be prominent and with the main 4 storey element being visible from George Street, Market Street and Bolton Street, the design and scale of the building and its said prominence, means it will enhance the visual character whilst adding interest to this part of the town centre on one of the 'gateway' routes into Chorley.

Materials, window design and detailing and the final details of the ground floor unit frontages are to be reserved for approval by pre commencement conditions so as the Council can ensure that high quality sympathetic materials/windows etc to all elements of the building are utilised for its construction.

The design and scale of the building is therefore considered to be acceptable and accords with the requisite Local Plan Review Policies. It should be noted that any signage to the ground floor units is likely to require advertisement consent for which a separate application will be required.

Impact on Neighbour Amenity

At present, part of the site is occupied by the Eagle & Child Pub and the adjoining Coffee HQ Café. The Eagle & Child Pub is a three storey structure whilst the adjoining café is two storeys high. The originally submitted plans have now been amended to take account of concerns in relation to overlooking issues from some of the second and third floor apartment windows although it should be noted that no objections have been received in relation to this issue. In particular, the nearest window to the properties on Gillibrand Walks serving the living room of flat 3 has been moved to the side return, as has the bedroom window above. The bedroom windows to flat 1 and flat 7 (west elevation) have also been moved to the south elevation to reduce overlooking of 1A Gillibrand Walks. The footprint of the building has also been reduced over that proposed by the 2007 application, again to reduce the impact on the occupiers of the neighbouring properties.

The footprint of the building at its closest point will be approx. 12.6m away from the nearest 2 storey property on Gillibrand Walks and as explained, has been reduced over that proposed by the previously submitted application (07/00479/FULMAJ), again to address neighbour amenity issues. The separation distances are in line with the Council's usual 12m standard applied to new

developments in terms of windows to built development and whilst the window to window distances are below the usual 21m guidance distance, the three storey building already occupying the site has habitable room windows in its rear elevation at second and third floor level whilst further along Gillibrand Walks, the traditional terraced street layout has properties sat at only 11m from each other. Therefore, the relationship, given the town centre location and the fact that a 3 storey building already occupies the site, will not be an unusual one and is considered acceptable. Outlook from nos. 2 to 6 Gillibrand Walks will obviously encompass the proposed building although it has to be borne in mind that the existing pub building is a very prominent 3 storey building and whilst the proposed development is slightly closer and occupies a larger footprint, it is angled away from these properties and due to its orientation, will only reduce natural light to a limited extent during the earliest part of the day when the sun is at its lowest point.

In terms of impact on 1A Gillibrand Walks, the windows in the rear elevation of this property are angled away from the development with the ground floor windows sitting behind a substantial boundary wall hence outlook will not be detrimentally harmed. Due to the orientation of the development, the rear of this property will only experience loss of light/overshadowing in the very earliest part of the date, which will not be detrimental. As already explained, the first and second floor bedroom windows to the apartments (Flat 1 and Flat &) have been moved to the side (south facing) elevation of the building to mitigate overlooking.

On this basis, it is considered that the impact of the development on the residential amenities of adjacent residential properties will not be detrimental and therefore accords with the objectives of Policy HS4 of the Local Plan Review.

Highways

No objections in principle have been raised by LCC (Highways). However, one issue raised by both LCC (Highways) and the Architectural Liaison Officer was the through access from Gillibrand Walks to Pall Mall. This has now been addressed by the provision of a lockable gate meaning pedestrian access will not be possible. The level of parking provision is considered to be acceptable as a low level of provision (12 spaces including 2 disabled bays) is suitable on this site given its proximity to the town centre and the bus and train stations. Also, to the northwest of the site just behind Gillibrand Walks, there is a long stay and a short stay car park accessible from Fleet Street providing parking for customers of the vets practice and the retail unit.

The access to the car park is off Pall Mall and again no objections have been raised in relation to this by LCC (Highways). As discussed, a gate will close off the car park preventing through access from Gillibrand Walks to Pall Mall. Access to the rear servicing area will be from Gillibrand Walks wherein the bin storage area along with a cycle storage area will be sited. On this matter, the Corporate Director (Neighbourhoods) is satisfied that adequate bin storage facilities are to be provided and access for collection purposes is acceptable. The final details of the bin storage facilities are reserved for approval through the imposition of a condition. The proposal therefore provides an adequate level of car parking and is in line with the objectives of Policy 7 of the JLSP and in terms of

access and serviceability, accords with the objectives of Policy No. TR4 of the Local Plan Review.

Conclusion The redevelopment of this site will provide a high quality modern and prominent building improving the visual character of the northern end of Pall Mall whilst signifying the start of the town centre on one of the 'gateways' leading into the Town Centre. The development accords with the objectives of the requisite development plan policies and is in line with the Council's Town Centre Strategy, which seeks to encourage improvements to this part of the Town Centre whilst the development also constitutes a significant investment in the Town Centre and will lead to increased economic activity, particularly once the retail unit is occupied.

Recommendation **Permit (Subject to Legal Agreement). Refuse prior to 2nd June 2008 if the legal agreement is not signed**

Conditions

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

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and/or walls to be erected to the site boundaries (notwithstanding any such detail shown on the approved plans) shall have been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied before all walls and fences have been erected in accordance with the approved details. Fences and/or 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

3. 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 HS4 of the Adopted Chorley Borough Local Plan Review.

4. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

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

5. Prior to the commencement of the development hereby permitted, full plans and particulars (notwithstanding any details shown on the approved plans) of the ground floor unit frontages shall have been submitted to and approved in writing by the Local Planning Authority. The submitted plans and particulars shall include detailed elevations and floorplans of the final design of the ground floor unit frontages including details of the

proposed fenestration layout and distribution, the type of glazing to be used, the materials to be used to all elements of the frontages (window frames/walls/doors etc) and the depth of the reveals. The development shall only thereafter be carried out in accordance with the approved ground floor unit frontage details.

Reason: In the interests of securing a high quality shop front and in accordance with Policy No. GN5 of the Chorley Borough Local Plan Review.

6. Before the building hereby permitted is first occupied, the junctions with Pall Mall and Gillibrand Walks and 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. TR4 of the Chorley Borough Local Plan Review and Policy No. 7 of the Joint Lancashire Structure Plan.

7. The development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures. The report should include an initial desk study, site walkover and risk assessment and if the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with the Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures. The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

Reason: In the interests of safety and in accordance with Policy No. EP16 of the Chorley Borough Local Plan Review.

8. Prior to the commencement of the development hereby permitted, plans and particulars of the cycle storage facilities to be provided shall have been submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall be provided in accordance with the approved details prior to the first occupation of the building hereby permitted and shall be retained as such at all times thereafter.

Reasons: To ensure adequate provision of cycle storage space and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan.

9. Prior to the commencement of the development hereby permitted, plans and particulars of the refuse storage facilities for household and commercial waste to be provided shall have been submitted to and approved in writing by the Local Planning Authority. The refuse storage facilities for household and commercial waste shall be provided in accordance with the approved details prior to the first occupation of the building hereby permitted and shall be retained as such at all times thereafter.

Reasons: To ensure adequate provision of cycle storage space and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan.

10. Prior to the commencement of the development hereby permitted, full details of the management arrangements to be put in place for the provision, repairing and cleaning of the communal refuse/recycling facilities shall have been submitted to and approved in writing by the Local Planning Authority. The provision, repairing and cleaning of the communal refuse/recycling facilities shall thereafter only be carried out in accordance with the approved management plan.

Reason: To ensure the refuse and recycling facilities are provided, kept in a good state of repair and cleaned and in accordance with Policy No. HS4 of the Chorley Borough Local Plan Review.

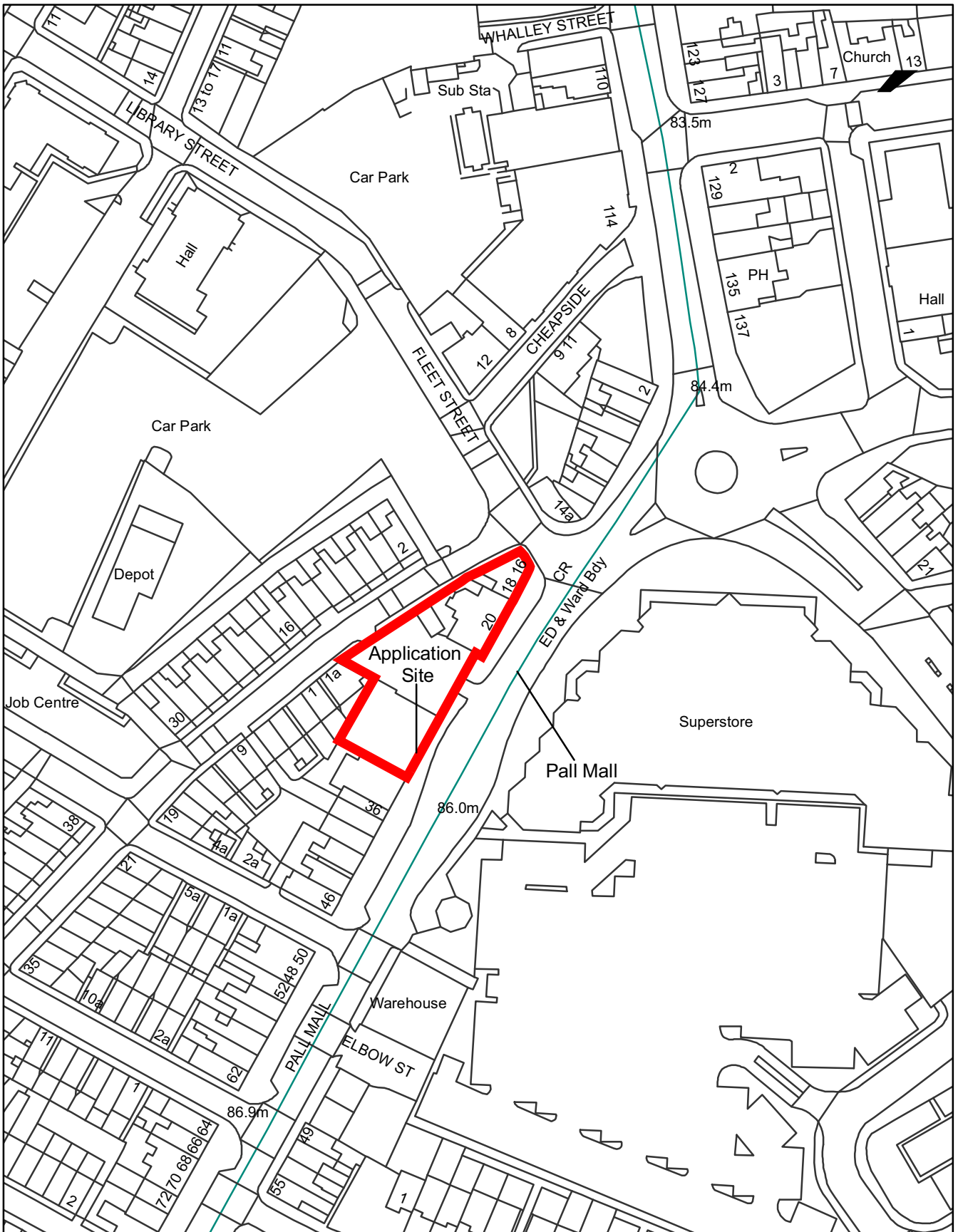
11. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building (notwithstanding any details shown on the approved plans) have been submitted to and approved in writing by the Local Planning

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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

12. 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 the approved plans) 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.



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 Corporate Director (Business)
 Chorley Council

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Application Number:
08/00111/FULMAJ

Grid Ref:
E: 358309
N: 417207

Scale:
1:1,250

Agenda Item No.
A. 3

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Item	08/00143/CB3	Referred to Full Council for Decision
Case Officer	Caron Taylor	
Ward	Chorley North West	
Proposal	Installation of pets corner with animal accommodation and adventure play area	
Location	Astley Park Park Road Chorley Lancashire	
Applicant	Chorley Borough Council	

**The application has been brought to the Chairman's Briefing as letters of objection has been received. In addition, as the application is made by the Council it must go to Development Control Committee and Full Council.
 Consultation expiry: 26th March 2008
 Application expiry: 9th April 2008**

Proposal The application is for the installation of a pets corner with animal accommodation and adventure play area.

Policy LT7, LT14, HT13

Planning History 06/00509/FULMAJ: Demolish existing extensions, buildings and structure and convert the existing Coach House into a new cafe, classroom and exhibition space and shop associated with Astley Hall and the conversion of part of the barn adjacent to the Farmhouse to provide toilet facilities and associated hard landscaping works. The construction of a 2.5m to 3.5m high wall to complete the enclosure of the walled garden. The construction of bin stores. The engineering operations associated with the drainage and de-silting of the lake and pond. The refurbishment and extension of the existing pavilion to provide a new kiosk to serve light refreshments. PERMITTED

07/00232/FUL: Proposed lighting of the main route through Astley Park (4.79m high lighting columns at 28m intervals). PERMITTED

Consultations Council's Conservation Officer
 Considers the proposals are acceptable.

Garden History Society
 Comments awaited

Representations Seventeen letters of objection have been received. However, many of the issues raised are not planning issues. These include matters of the principle of a pets corner in the park including animal welfare issues, management, supervision and vandalism. The matter of the principle of a pets corner is a corporate issue and the above issues cannot be taken into account as part of the planning application process.

However, the following objections that have been raised are material planning considerations:

- Lack of parking near to pets corner and play area;

- Detrimental impact on neighbouring properties caused by noise and disturbance and congregation of youths;
- Loss of trees.

Applicant's Case

Astley Park is the subject of an ongoing Restoration Project funded by the Heritage Lottery Fund (HLF). The proposal conforms to the Astley Park Restoration Project approved by the Council and the Heritage Lottery Foundation. A public consultation process undertaken in summer 2006, concluded overwhelmingly that a new pets corner facility was desirable, and that the current site was chosen as the most suitable. Chorley Council have accepted an offer from the Brothers of Charity to manage the pets corner. The Brothers of Charity have an existing pets corner at Liseux Hall and propose to move the animals to the Astley Park facility. They would manage the site on a daily basis from 9am until 4pm each day. A new refreshment kiosk will also be constructed, attached to the pavilion. Astley Park already has a dedicated play area but much of the equipment is old and looking tired. A new play area will be developed on land below the pavilion, a number of trees will have to be felled but many of them are dead, damaged or dying at present. The play area envisages three separate levels for different age groups.

Assessment

LT7 Historic Parks and Gardens
 HT13 Historic Parks and Gardens
 LT14 Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational open Space

Design and Appearance

The proposed pets corner has been designed as an extension to the existing pavilion. It will be clad in cedar timber boarding with a low brick plinth and felt roof with European redwood windows, with attached external fenced runs for the animals. A small office and toilet will also be included in the building, with hard surfacing and seating provided outside. A 2.2m green powder coated fence, surrounded by a mixed native species hedge, will enclose the pets corner compound area.

The site for the proposed pets corner and play area is within a Registered Historic Park (Grade II). However, it is outside the Biological Heritage Site designation that applies to much of the park.

There will be an infants play area surrounded by a 1m fence immediately below the seating area surfaced entirely with safety surfacing, a junior play area immediately below it which will be unfenced, surfaced in tarmac with safety surface around each item of play equipment. A top level will have a seating area, embellished by a series of timber structures some 3-4m high derived from old tree trunks, debarked and set in concrete.

In addition a timber climbing forest will be constructed next to the main drive running through the park accessed by a bound gravel path, further west than the pavilion. This will consist of a series of debarked oak trunks linked with ropes and nets. The timber uprights will be up to 4m in height and there will be a bark floor safety surface with a 1m high fence around the area.

It is considered that the proposals will enhance the attraction of Astley Park and conform to policy LT7 of the Local Plan. The

proposals will also comply with policy LT14 that seeks to retain the recreation and amenity value of parks and other open spaces.

Policy HT13 specifically covers Historic Parks and Gardens. It states that development will not be permitted if it would lead to the loss of, or cause harm to, the historic character or setting of any part of a park or garden of special historic interest. The proposed play area and pets corner is proposed attached to and adjacent the existing pavilion, while the timber climbing forest for older children is sited adjacent to the existing play area next to the main drive through the park. Both of these areas are considered suitable, being areas already more heavily used than some of the more tranquil areas of the park, whilst also being sited away from the more historic areas around Astley Hall itself (a Grade I listed building).

Neighbour Amenity

The pets corner and play area will be approximately 170m from the nearest property to the north and 120m to the east. There will be approximately 120m from the proposed older children's timber climbing area to the houses to the south. It is considered that due to the distances from surrounding properties the proposals will not have a detrimental impact on the surrounding properties in terms of noise and disturbance.

Trees

The proposal will result in the removal of some trees adjacent to the existing pavilion where the play area will be constructed. Some of these trees are dead or dying, however, an inspection by the Council's Arboricultural Officer shows that not all are. The applicants have provided an appraisal of the different sites considered for the position of pets corner and the play area, weighing up the advantages and disadvantages of each. The site currently proposed came out as the preferred option for the following reasons:

- To bring more activity to this area of the park which is currently under-utilised;
- To move the play facility further from the historical core of the park;
- To create a centre of activity around the pavilion.

An earlier proposed site was discarded following concern over safety. The play area was therefore moved to the southern side of the pavilion thus increasing natural surveillance. The trees are being removed to increase surveillance of the play area from the main footpath through the park. The applicants state that although the loss of some trees is regrettable it has been kept to a minimum and this has to be balanced against a suitable location for the proposals and increasing surveillance to the area.

Bats

A single tree was found to contain bat roost potential by way of woodpecker holes in the main stem, which it is proposed to remove as part of the proposals. A bat report has been carried out and it is proposed that this tree is felled in accordance with the recommendations of the bat consultant. This can be made the subject of a condition.

Parking

Parking is provided for Astley Park to the northwest of the site, which is considered sufficient for the proposal.

Conclusion The provision of a new play area and pets corner will enhance Astley Park as a recreation facility and it is considered the proposals comply with the policies LT7, LT14 and HT13 of the Local Plan. The application is therefore recommended for approval.

Recommendation: Referred to Full Council for Decision Conditions

1. 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.

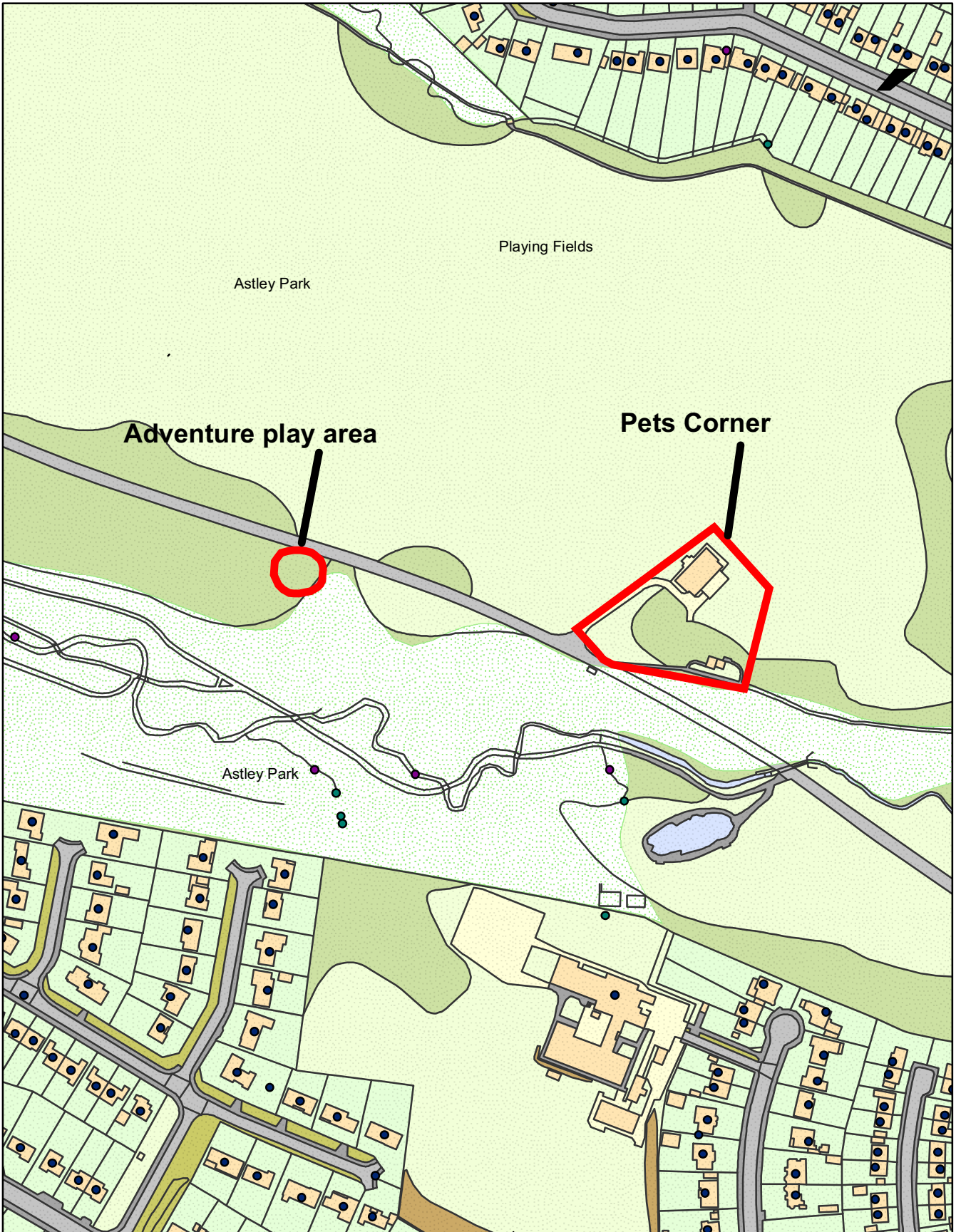
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

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

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Before the Oak tree (marked tree number 3 on the tree clearance plan AP06 5.21 Rev 1) is removed, nocturnal observations for bats should be undertaken as set out in the Bat Inspection submitted with the application. In addition, one of the options as detailed in this Inspection report shall be adopted, having first being submitted to an agreed to in writing by the Local Planning Authority.

Reason: To avoid adverse effect on a protected species and in accordance with Policy EP4 of the adopted Chorley Borough Local Plan Review.



Jane E Meek BSc(Hons) DipTP MRTPI
Corporate Director (Business)
Chorley Council

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Application Number:
08/00143/CB3

Grid Ref:
E: 357296
N: 418188

Scale:
1:2,500

Agenda Item No.
B. 2

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Item B. 2 **08/00430/FUL** **Permit Full Planning Permission**

Case Officer **Mr David Stirzaker**

Ward **Chorley East**

Proposal **Conversion of garage to study and provision of additional hard surfaced car parking space to front of property,**

Location **8 Bracken Close Chorley PR6 0EJ**

Applicant **Mr M Perks**

Proposal This application relates to 8 Bracken Close, Chorley, a modern detached property. Planning permission is being sought for the conversion of an existing integral garage to habitable living accommodation (to provide a study). A new hardstanding area is also proposed at the front of the property to mitigate the loss of the car parking space currently provided by the garage. Such works would normally constitute permitted development. However, on the original permission for the development, a restrictive condition means planning permission is required hence the issue is brought within the control of the Council.

An amended site plan is to be submitted detailing more clearly the parking area at the front of the property as whilst the space can clearly accommodate 2 no. vehicles, the submitted site plan makes it appear that 2 hardstanding areas of 4.2m by 2m are to be provided which is not the actual case. Details will be reported to Members in the addendum.

Background Members should note that the reason for this householder planning application being reported to Development Control Committee is because the applicant, Mark Perks, is a Councillor.

Planning Policy GN1 - Settlement Policy – Main Settlements
 GN5 - Building Design
 HS9 - Residential Extensions (houses not in the Green Belt)
 TR4 - Highway Development Control Criteria
 SPD - Householder Design Guidance

Planning History Conversion of garage to study and provision of additional hard surfaced car parking space to front of property (Ref No. 08/00258/FUL). Application withdrawn.

Consultations **British Coal** – Standing Advice

No comments received to date from **LCC (Core Area Highways)** and the **Director of Streetscene, Neighbourhoods and Environment**. If any are received, they will be reported to Members in the addendum.

Representations No representations have been received to date. If any are received, they will be reported to Members in the addendum.

Assessment The main issues are the impact of the development on the character

and appearance of the streetscene/applicants property, neighbour amenity and highway safety.

The conversion of the garage will be facilitated by the removal of the garage door and the infilling of the opening with a brick wall and window to match the house. This will have a negligible impact on the character and appearance of the streetscene and applicants property hence there are no objections on these grounds. The additional parking space at the front of the property will obviously result in the loss of some of the shrubbery at the front of the property although a substantial amount will be retained hence the hard standing will not come to dominate the front garden. The proposal therefore accords with Policy Nos. GN5 and HS9 of the Chorley Borough Local Plan Review.

In terms of neighbour amenity, the alterations will not impact on the amenities of the adjacent neighbours as the development is limited to the infilling of the garage opening and the provision of an additional parking space to the front of the property. The proposal therefore accords with Policy No. HS9 of the Chorley Borough Local Plan Review.

With regards to highways matters, the conversion of the garage will obviously result in a loss of the parking space provided by the garage. However, this is offset by virtue of the new hardstanding provided in the front garden area. Due to this, there are no highways objections to the development proposed which therefore accords with Policy No. TR4 of the Chorley Borough Local Plan and Policy No. 7 of the Joint Lancashire Structure Plan.

Conclusion On the basis of the above, it is recommended that planning permission 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.

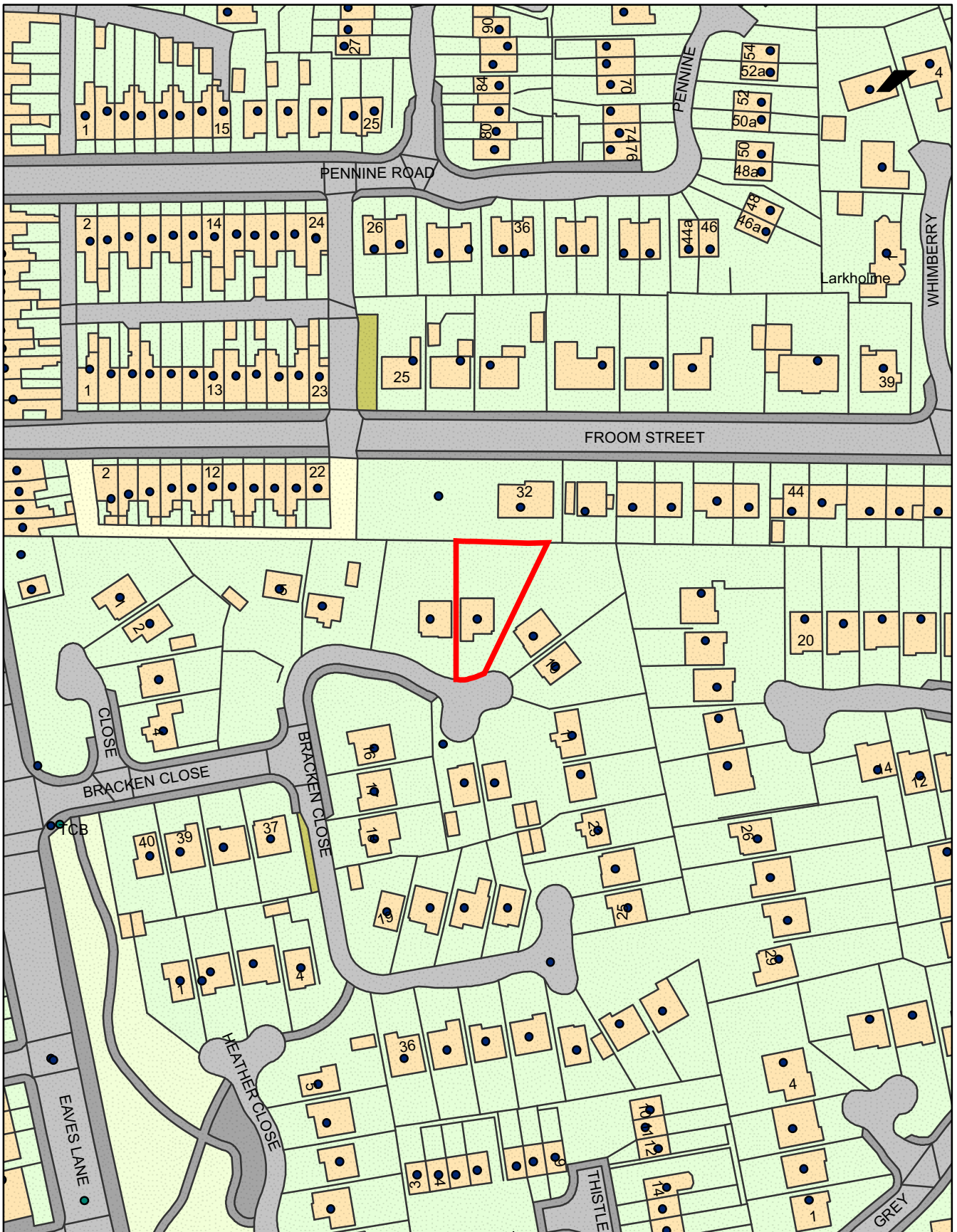
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of the garage conversion works hereby permitted, the additional hardstanding area detailed on the approved site plan shall have been hard surfaced in block pavements to match the existing driveway and made available for use, unless the details of an alternative hard ground surfacing material have first been submitted to and agreed in writing by the Local Planning Authority. The additional car parking space shall be retained at all times thereafter and only used for the parking of a vehicle.

Reason: To ensure adequate on site provision of car parking and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan.

3. All external facing materials utilised to infill the existing garage opening shall match in colour, form and texture those on the existing dwelling.

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.



Jane E Meek BSc(Hons) DipTP MRTPI
Corporate Director (Business)
Chorley Council

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Application Number:
08/00430/FUL

Grid Ref:
E: 359307
N: 417881

Scale:
1:1,250

Agenda Item No.
B. 2

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	27.05.2008

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 17 April and 13 May 2008 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 A McLeod against the refusal of permission for the felling of poplar tree covered by TPO 11 (Whittle Le Woods) 1992 (Application No. 07/01427/TPO).
- 5 Appeal by Mr R Dixon against the delegated refusal of planning permission for the erection of a single storey rear extension at Chester House, 14 Woodside, Chorley (Application No. 07/01393/FUL).
- 6 Appeal by Mr & Mrs Naylor against the delegated decision to refuse planning permission for the erection of a first floor rear extension at Jacksons Farm, German Lane, Charnock Richard (Application No. 08/00090/FUL)
- 7 Appeal by Wainhomes Developments Ltd against the Development Control Committee's decision to refuse planning permission, against officer recommendation, for the demolition of 54 Lancaster Lane and the erection of 19 dwellings including associated infrastructure on land to the rear of 46 to 60 Lancaster Lane, Clayton-le-Woods (Application No. 07/01423/FULMAJ).



PLANNING APPEALS DISMISSED

- 8 Appeal by Alternative Advertising Ltd against the delegated decision to refuse a retrospective application for an advertisement hoarding at land 170m West Of Disley Farm, M61 Junction 8 To Junction 9, Brindle (Application No. 07/01377/ADV).
- 9 Appeal by Mr & Mrs J Benson against the delegated decision to refuse planning permission for 1 Anglefield Cottages, Barmskin Lane, Heskin (Application No. 07/00647/FUL).

PLANNING APPEALS ALLOWED

- 10 None

PLANNING APPEALS WITHDRAWN

- 11 None

ENFORCEMENT APPEALS LODGED

- 12 None

ENFORCEMENT APPEALS DISMISSED

- 13 Appeal by Mr and Mrs S Brelsford against enforcement notice number EN 615 relating to the use of a hard-standing for car parking at Brook House Hotel, Preston Road, Clayton-le-Woods.

ENFORCEMENT APPEALS ALLOWED

- 14 None

LANCASHIRE COUNTY COUNCIL DECISIONS

- 15 None

J E MEEK
CORPORATE DIRECTOR (BUSINESS)

Background Papers				
Document		Date	File	Place of Inspection
4	Letter from Planning Inspectorate	08/05/08	07/01427/TPO	Decisions may be viewed at the Union Street offices or at www.chorley.gov.uk/planning by selecting "Planning application - online search"
5		21/04/08	07/01393/FUL	
6		09/05/08	08/00090/FUL	
7		13/05/08	07/01423/FULMAJ	
8		24/4/08	07/01377/ADV	
9		01/05/08	07/00647/FUL	
13		23/04/08	EN 615	
Report Author		Ext	Date	Doc ID
Louise Taylor		5346	14/05/2008	ADMINREP/REPORT

Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	27.05.2008

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE 29 APRIL 2008

Application No.	Recommendation	Location	Proposal
08/00130/FUL	Refuse Full Planning Permission	Mon Abri Bolton Road Heath Charnock Chorley PR7 4AZ	Erection of single storey rear extension,
08/00175/FUL	Refuse Full Planning Permission	Hartfield Bolton Road Heath Charnock Chorley PR7 4AZ	Erection of single storey rear extension
08/00256/OUT	Permit (Subject to Legal Agreement)	Former Victoria Mill Building 10m South West Of 23 Millbrook Close Wheelton	Outline application for the erection of 2 Nos detached dwelling houses following the demolition of the existing industrial unit
08/00257/FUL	Permit Full Planning Permission	28A Moor Road Chorley Lancashire PR7 2LN	Creation of 1 no.two bedroom flat above existing retail unit
08/00275/FUL	Permit Full Planning Permission	25A School Lane Brinscall Lancashire PR6 8QS	Variation of condition 4 of planning permission 06/01017/FUL to vary the opening hours to 10:00 - 16:00 Monday to Friday, 10:00 - 23:00 Saturday, and 10:00 - 16:00 Sunday,
08/00301/FUL	Permit Full Planning Permission	Euxton Tile Supplies Wigan Road Euxton Chorley PR7 6JG	Removal of condition 6 of planning permission 04/00660/FUL to allow the retention of a mound of earth as opposed to providing an additional car-parking and vehicle manoeuvring area
08/00292/FUL	Permit Full Planning Permission	Euxton Tile Supplies Wigan Road Euxton Chorley PR7 6JG	Retrospective application for the erection of a replacement yard lighting column

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Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	27.05.2008

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE 14 MAY 2008

Application No.	Recommendation	Location	Proposal
07/01404/FUL	Permit retrospective planning permission	54 Park Road Chorley Lancashire PR7 1QU	Erection of a stainless steel flue to the rear of the property.
08/00224/FUL	Permit Full Planning Permission	Ashfield Stocks Lane Heskin Chorley PR7 5LT	Demolition of existing bungalow and erection of new dormer bungalow,
08/00232/FULMAJ	Permit (Subject to Legal Agreement)	Northolme Private Nursing Home 67 Preston Road Chorley Lancashire PR7 1PL	Demolition of existing building and erection of four storey building, providing 28 one and two bedroom apartments with associated car parking and landscaping,
08/00241/FULMAJ	Permit (Subject to Legal Agreement)	Land 80m North West Of Unit 1 - 2 Chorley North Industrial Park Drumhead Road Chorley	Proposed office development including car parking, access and services,
08/00289/FUL	Permit Full Planning Permission	Plot 9 Springside Farm Moss Lane Whittle-Le-Woods Lancashire	Erection of a two storey detached dwelling adjacent to Moss Lane in addition to the 8No dwellings approved under 07/01424/FUL
08/00288/FUL	Permit Full Planning Permission	Derian House Chancery Road Astley Village Chorley PR7 1DH	Erection of two storey extension to existing children's hospice to create young persons wing incorporating seminar and staff facilities. Additionally, the provision of new access road, including drop off point and additional parking spaces and landscaping,
08/00299/FUL	Permit (Subject to Legal Agreement)	53 Pear Tree Avenue Coppull Chorley PR7 4NL	Erection of a two storey detached dwelling

Report



08/00308/OUT	Outline App Permitted with Legal Agmnt	Land 18m East Of Beechcroft Brook Lane Charnock Richard	Outline planning application for the erection of a single detached bungalow
08/00338/FUL	Permit (Subject to Legal Agreement)	Land 45 South West Of 1 Swallow Court Clayton-Le-Woods	Residential development consisting of 8 three bedroom semi-detached and 1 four bedroom detached dwellings with new access,
08/00345/FUL	Refuse Full Planning Permission	Lower Hill Farm Chorley Road Withnell Chorley PR6 8JD	Proposed first floor conservatory to rear,
08/00353/FUL	Permit Full Planning Permission	4 Chorley Hall Road Chorley PR7 1RJ	Change of use from residential bungalow (use class C3) to childrens day nursery (use class D1) including the erection of a single storey side/rear extension,
08/00366/FUL	Permit Full Planning Permission	Halfway House 470 Preston Road Clayton-Le-Woods Chorley PR6 7JB	Single storey extension to south elevation of public house,



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	27/05/2008

List of Applications Determined by the Corporate Director (Business) Under Delegated Powers

Between 17/04/2008 and 15/05/2008

Plan Ref	07/00376/FUL	Date Received	13.03.2007	Decision	Refuse Full Planning Permission
Ward:	Chorley North West	Date Decided	12.05.2008		
Proposal :	Demolish the existing garages and erect a single storey industrial unit 102m2 for B1 and or B8 storage use				
Location :	Land 12m South West Of 87-93 Collingwood Road Chorley				
Applicant:	HDAK B2 Pittman Court, Pittman Way, Fulwood, Preston , PR2 9ZG				
Plan Ref	07/00677/OUT	Date Received	11.06.2007	Decision	Permit Outline Planning Permission
Ward:	Chisnall	Date Decided	21.04.2008		
Proposal :	Outline application for one detached dwelling with garage.				
Location :	Land 10m South West Of 320 Spendmore Lane Coppull				
Applicant:	Mrs L Derbyshire And Mr D Grady 60 Milton Road Coppull Chorley PR7 5BB				
Plan Ref	07/01404/FUL	Date Received	18.12.2007	Decision	Permit retrospective planning permission
Ward:	Chorley North East	Date Decided	15.05.2008		
Proposal :	Erection of a stainless steel flue to the rear of the building (retrospective).				
Location :	54 Park Road Chorley Lancashire PR7 1QU				
Applicant:	Mr S Rahman 54 Park Road Chorley PR7 1QU				

Continued....

Plan Ref 07/01405/FUL **Date Received** 18.12.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 25.04.2008

Proposal : Demolition of existing dwelling house and the erection of 6 No. dwelling houses with associated garages

Location : Crosse Hall Lodge Crosse Hall Fold Chorley Lancashire PR6 9AN

Applicant: J B Loughlin Builders Ltd Dewalt Unit 41 Highfield Industrial Estate North Street Chorley PR7 1QD

Plan Ref 08/00077/OUT **Date Received** 28.01.2008 **Decision** Application Withdrawn

Ward: Coppull **Date Decided** 02.05.2008

Proposal : Outline application for the erection of 2no. bungalows

Location : Land 10m South Of The Hollins Northenden Road Coppull

Applicant: Mr W Hart The Hollies Northenden Road Coppull

Plan Ref 08/00104/FUL **Date Received** 04.02.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 23.04.2008

Proposal : Erection of single storey rear extension, demolition of existing conservatory and erection of replacement single storey extension,

Location : 4 Sycamore Court Chorley PR7 3PT

Applicant: Mr & Mrs Swift 4 Sycamore Court Chorley PR7 3PT

Plan Ref 08/00119/FUL **Date Received** 05.02.2008 **Decision** Permit Full Planning Permission

Ward: **Date Decided** 21.04.2008

Proposal : Application for the erection of three industrial units,

Location : Land 35m North Of Unit 1 Cowling Brow Industrial Estate Cowling Brow Chorley

Applicant: Mr David McKeown Tinklers House Hoggs Lane Chorley PR6 0QL

Plan Ref 08/00125/FUL **Date Received** 06.02.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 08.05.2008

Proposal : Erection of a single storey front extension and two-storey side extension,

Location : 11 Maple Grove Chorley PR6 7BD

Applicant: P & P Hopkins 11 Maple Grove Chorley PR6 7BD

Plan Ref 08/00129/TPO **Date Received** 08.02.2008 **Decision** Consent for Tree Works

Ward: Lostock **Date Decided** 29.04.2008

Proposal : Removal of diseased Willow Tree within Croston Conservation Area,
Location : 35 Grape Lane Croston Leyland PR26 9HB
Applicant: Mr Atherton 35 Grape Lane Croston Leyland PR26 9HB

Plan Ref 08/00130/FUL **Date Received** 18.02.2008 **Decision** Refuse Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 30.04.2008

Proposal : Erection of single storey rear extension,
Location : Mon Abri Bolton Road Heath Charnock Chorley PR7 4AZ
Applicant: Mr & Mrs Conway Mon Abri Bolton Road Heath Charnock Chorley PR7 4AZ

Plan Ref 08/00131/FUL **Date Received** 08.02.2008 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 23.04.2008

Proposal : Erection of timber lean-to at side,
Location : 3 Belmont Close Brinscall Chorley PR6 8SX
Applicant: N Rowland 3 Belmont Close Brinscall Chorley PR6 8SX

Plan Ref 08/00135/FUL **Date Received** 11.02.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 21.04.2008

Proposal : Demolition of existing carport, garage and utility room. Erection of a single storey side extension, single storey front extension and detached replacement garage,
Location : 12 Worcester Place Chorley PR7 4AP
Applicant: Mr & Mrs Forshaw 12 Worcester Place Chorley PR7 4AP

Plan Ref 08/00137/FUL **Date Received** 11.02.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 30.04.2008

Proposal : Erection of a pole barn for agricultural purposes
Location : The Orchard Back Lane Bretherton Ormskirk PR26 9BE
Applicant: Mark Williams Holly Farm 175 South Road Bretherton Leyland PR26 9AJ

Plan Ref 08/00144/FUL **Date Received** 13.02.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 21.04.2008

Proposal : Raising the roof of the existing dwelling to create an additional floor,
Location : Little Radburn House Chorley Old Road Clayton-Le-Woods Chorley PR6 7QZ
Applicant: Mr & Mrs Boughey Little Radburn House Chorley Old Road Clayton-Le-Woods Chorley PR6 7QZ

Plan Ref 08/00148/FUL **Date Received** 14.02.2008 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 30.04.2008

Proposal : Erection of one detached two storey dwelling.
Location : Hillandale Crosse Hall Lane Chorley PR6 9AW
Applicant: Mr D Mayock Hillandale Crosse Hall Lane Chorley PR6 9AW

Plan Ref 08/00149/TPO **Date Received** 13.02.2008 **Decision** No objection to Tree Works

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 06.05.2008

Proposal : Felling of Beech tree T1 (covered by TPO2 Whittle Le Woods 1978)
Location : 131A Preston Road Whittle-Le-Woods Chorley PR6 7PJ
Applicant: Mr C J McKenna 131A Preston Road Whittle-Le-Woods Chorley PR6 7PJ

Plan Ref 08/00153/FUL **Date Received** 15.02.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 28.04.2008

Proposal : Erection of first floor side extension over garage,
Location : Lostock Bridge Farm Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT
Applicant: Mr & Mrs Gill Lostock Bridge Farm Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT

Plan Ref 08/00157/FUL **Date Received** 15.02.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 08.05.2008

Proposal : Erection of a rear conservatory
Location : 318 Wood Lane Heskin Lancashire PR7 5NT
Applicant: Mrs C Darbyshire 318 Wood Lane Heskin Lancashire PR7 5NT

Plan Ref 08/00175/FUL **Date Received** 18.02.2008 **Decision** Refuse Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 30.04.2008

Proposal : Erection of single storey rear extension
Location : Hartfield Bolton Road Heath Charnock Chorley PR7 4AZ
Applicant: Mr Frederick Hartfield Bolton Road Heath Charnock Chorley PR7 4AZ

Plan Ref 08/00177/FUL **Date Received** 21.02.2008 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 28.04.2008

Proposal : Erection of a first floor side extension and a single storey side/rear extension
Location : 18 Whittle Park Clayton-Le-Woods Chorley PR6 7RQ
Applicant: Mr Nick Doughty 18 Whittle Park Clayton-Le-Woods Chorley PR6 7RQ

Plan Ref 08/00181/TPO **Date Received** 20.02.2008 **Decision** Consent for Tree Works

Ward: Pennine **Date Decided** 12.05.2008

Proposal : Light pruning to trees T1, T3, T4, T5 and T6 and the removal of T2 and replace with same species and the removal of T7 all covered by TPO6 (Whittle LE Woods) 1989
Location : 10 Heys Lodge Dark Lane Whittle-Le-Woods Chorley Lancashire
Applicant: Anne Rotherham 10 Heys Lodge Dark Lane Whittle-Le-Woods Chorley Lancashire PR6 8AH

Plan Ref 08/00183/FUL **Date Received** 19.02.2008 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 28.04.2008

Proposal : Erection of a detached garage
Location : Butterworth Barn Butterworth Brow Brinscall Chorley PR6 8RH
Applicant: Mr K Marsh Butterworth Barn Butterworth Brow Brinscall Chorley PR6 8RH

Plan Ref 08/00187/FUL **Date Received** 21.02.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 24.04.2008

Proposal : Erection of a single storey side lounge extension, single storey rear extension and first floor rear extension
Location : 211 Wood Lane Heskin Lancashire PR7 5NS
Applicant: Mr & Mrs Ainscough 211 Wood Lane Heskin Lancashire PR7 5NS

Plan Ref 08/00189/TPO **Date Received** 22.02.2008 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 12.05.2008

Proposal : Pruning works to Sycamore and Oak trees covered by TPO 8 (Euxton) 1992,
Location : 9 Crofters Green Euxton Chorley PR7 6LQ
Applicant: Martin Grimshaw 9 Crofters Green Euxton Chorley PR7 6LQ

Plan Ref 08/00195/FUL **Date Received** 25.02.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 30.04.2008

Proposal : Erection of a detached double garage
Location : Sibberings Brow 1 Preston Road Charnock Richard Chorley Lancashire
Applicant: Mr Bytheway Sibberings Brow 1 Preston Road Charnock Richard Chorley Lancashire PR7 5JP

Plan Ref 08/00196/FUL **Date Received** 25.02.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 21.04.2008

Proposal : Erection of rear conservatory,
Location : 2 Hill Croft Clayton-Le-Woods Chorley Lancashire PR6 7EF
Applicant: Mr Haworth 2 Hill Croft Clayton-Le-Woods Chorley Lancashire PR6 7EF

Plan Ref 08/00197/TPO **Date Received** 25.02.2008 **Decision** Consent for Tree Works

Ward: Chisnall **Date Decided** 06.05.2008

Proposal : Pruning of 6No trees along river bank at the rear of Langton Close covered by TPO11 (Heskin) 1994
Location : 9 Langton Close Eccleston Chorley PR7 5UU
Applicant: Peter Davies 9 Langton Close Eccleston Chorley PR7 5UU

Plan Ref 08/00198/TCON **Date Received** 26.02.2008 **Decision** Permit - Conservati on Area Consent

Ward: Lostock **Date Decided** 25.04.2008

Proposal : Pruning of Sycamore tree to rear of garden
Location : Grape Hyacinth Cottage 29 Grape Lane Croston Leyland PR26 9HB
Applicant: Mr M Tomlinson & Ms J Locketti Grape Hyacinth Cottage 29 Grape Lane Croston Leyland PR26 9HB

Plan Ref 08/00199/FUL **Date Received** 26.02.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 21.04.2008

Proposal : Erection of two storey side extension,
Location : 50 The Elms Clayton-Le-Woods Chorley PR6 7TX
Applicant: Mr M Pozzi 50 The Elms Clayton-Le-Woods Chorley PR6 7TX

Plan Ref 08/00200/FUL **Date Received** 26.02.2008 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 21.04.2008

Proposal : Extension to existing garage, including the addition of accommodation in the roofspace,
Location : 97 The Farthings Astley Village Chorley Lancashire PR7 1SH
Applicant: Mr & Mrs Perry 97 The Farthings Astley Village Chorley Lancashire PR7 1SH

Plan Ref 08/00201/FUL **Date Received** 26.02.2008 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 21.04.2008

Proposal : Application for erection of two dwellings (substitution of house types and position of dwellings as approved by previous permission 07/00497/FUL),
Location : Land Rear Of 31 To 39 Park Avenue And North Of 173 Wigan Road Euxton
Applicant: Mr R Green 173 Wigan Road Euxton Chorley PR7 6JG

Plan Ref 08/00202/FUL **Date Received** 26.02.2008 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 23.04.2008

Proposal : Erection of detached triple garage,
Location : Holland Fold Farm Long Lane Heath Charnock Chorley PR6 9EF
Applicant: Mr Giles Berry Holland Fold Barn Long Lane Heath Charnock Chorley PR6 9EF

Plan Ref 08/00204/FUL **Date Received** 27.02.2008 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 30.04.2008

Proposal : Two storey side extension
Location : 2 Rothwell Road Anderton Chorley PR6 9LZ
Applicant: Mr G Jackson 2 Rothwell Road Anderton Chorley PR6 9LZ

Plan Ref 08/00205/FUL **Date Received** 26.02.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 21.04.2008

Proposal : Erection of first floor rear extension and single storey rear conservatory,
Location : 4 Tennyson Avenue Chorley PR7 3HX
Applicant: Mr Lucas 4 Tennyson Avenue Chorley PR7 3HX

Plan Ref 08/00208/FUL **Date Received** 27.02.2008 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 28.04.2008

Proposal : Erection of two storey rear extension,
Location : Ruthin 31 Chapel Lane Hoghton Preston PR5 0RY
Applicant: Mr & Mrs Nuttall Ruthin 31 Chapel Lane Hoghton Preston PR5 0RY

Plan Ref 08/00209/FUL **Date Received** 27.02.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 12.05.2008

Proposal : Erection of detached sun lounge and store with games room above
Location : 7 Russell Square Chorley PR6 0AS
Applicant: Mr & Mrs Walsh 7 Russell Square Chorley PR6 0AS

Plan Ref 08/00210/FUL **Date Received** 27.02.2008 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 02.05.2008

Proposal : Erection of rear conservatory
Location : 138 Wigan Road Euxton Chorley PR7 6JW
Applicant: Mr D Gaskell 138 Wigan Road Euxton Chorley PR7 6JW

Plan Ref 08/00211/FUL **Date Received** 28.02.2008 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 07.05.2008

Proposal : Erection of a shelter for bowlers and spectators including a storage area
Location : Brinscall And Withnell Athletic Club School Lane Brinscall Lancashire PR6 8PT
Applicant: Brinscall And Withnell Athletic Club Brinscall And Withnell Athletic Club School Lane Brinscall Lancashire PR6 8PT

Plan Ref 08/00212/FUL **Date Received** 28.02.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 23.04.2008

Proposal : Erection of two CCTV camera columns comprising of 1 no. at 6m in height to the north of the northern prison perimeter wall and 1 no. at 12m in height within the confines of the prison walls,

Location : HM Prison Garth Moss Lane Ulnes Walton Lancashire PR26 8LX

Applicant: Home Officer Custodial Property Abell House John Islip Street London SW1P 4LH

Plan Ref 08/00213/FUL **Date Received** 28.02.2008 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 15.05.2008

Proposal : Erection of a detached double garage

Location : 55 Bentham Street Coppull Chorley PR7 5AR

Applicant: Mr Peter Fermer C/o Agent

Plan Ref 08/00215/FUL **Date Received** 29.02.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 24.04.2008

Proposal : Proposed single storey rear extension to provide additional living accommodation,

Location : 106 Geoffrey Street Chorley PR6 0HF

Applicant: Mr N Slater 106 Geoffrey Street Chorley PR6 0HF

Plan Ref 08/00217/FUL **Date Received** 29.02.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 24.04.2008

Proposal : 1. Removal of car port and erection of new double garage 2. Removal of monopitch conservatory roof and erection of new tiled roof with glazed rooflights 3. Erection of small rear extension to Utility Room

Location : Clayton Hall Bungalow Spring Meadow Clayton-Le-Woods Leyland PR25 5SP

Applicant: Peter & Linda Higgins Clayton Hall Farn Spring Meadow Clayton-Le-Woods Leyland PR25 5LX

Plan Ref 08/00218/FUL **Date Received** 29.02.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 28.04.2008

Proposal : Erection of rear conservatory,

Location : 16 Oak Croft Clayton-le-Woods Chorley Lancashire PR6 7UH

Applicant: Mr N Mercer 16 Oak Croft Clayton-le-Woods Chorley Lancashire PR6 7UH

Plan Ref 08/00223/TPO **Date Received** 03.03.2008 **Decision** Refuse for Tree Works

Ward: Euxton South **Date Decided** 12.05.2008

Proposal : Felling of a large tree in the rear garden of the property covered by TPO 2 (Euxton) 1976,
Location : 56 Princess Way Euxton Chorley PR7 6PJ
Applicant: D E Hiller 56 Princess Way Euxton Chorley PR7 6PJ

Plan Ref 08/00224/FUL **Date Received** 04.03.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 15.05.2008

Proposal : Demolition of existing bungalow and erection of new dormer bungalow,
Location : Ashfield Stocks Lane Heskin Chorley PR7 5LT
Applicant: Mr & Mrs Marsden Ashfield Stocks Lane Heskin Chorley PR7 5LT

Plan Ref 08/00227/FUL **Date Received** 04.03.2008 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 24.04.2008

Proposal : Proposed rear dormer,
Location : 24 Briar Avenue Euxton Chorley PR7 6BQ
Applicant: Mrs S Carlton 24 Briar Avenue Euxton Chorley PR7 6BQ

Plan Ref 08/00228/FUL **Date Received** 04.03.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 28.04.2008

Proposal : Resubmission of planning application (07/01114/FUL) changing side elevation of conservatory
Location : 40 Long Acre Bamber Bridge Preston PR5 8HB
Applicant: Mr & Mrs Hatton 40 Long Acre Bamber Bridge Preston PR5 8HB

Plan Ref 08/00229/FUL **Date Received** 04.03.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 28.04.2008

Proposal : Erection of first floor side extension and alterations to roof over existing rear extension,
Location : 104 Moor Road Croston Leyland PR26 9HQ
Applicant: Mr & Mrs Reader 104 Moor Road Croston Leyland PR26 9HQ

Plan Ref 08/00230/LBC **Date Received** 04.03.2008 **Decision** Grant Listed Building Consent

Ward: Pennine **Date Decided** 28.04.2008

Proposal : Listed Building consent for demolition of existing stables and conversion of existing garage, including a single storey rear extension to create holistic therapy centre

Location : Siddow Fold Farm Moor Road Anglezarke Chorley Lancashire

Applicant: Mrs C Bell Siddow Fold Farm Moor Road Anglezarke Chorley Lancashire PR6 9DG

Plan Ref 08/00231/FUL **Date Received** 03.03.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 28.04.2008

Proposal : Demolition of existing garage and erection of new detached garage,

Location : 130 Bolton Road Chorley PR7 3EZ

Applicant: Mr & Mrs Davies 130 Bolton Road Chorley PR7 3EZ

Plan Ref 08/00234/FUL **Date Received** 04.03.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 28.04.2008

Proposal : Erection of 2 No Stables and an adjoining storage area

Location : Land 75m North West Of 116 Church Lane Charnock Richard

Applicant: Mrs C Hill 9 Alma Drive Charnock Richard Chorley PR7 3RD

Plan Ref 08/00235/FUL **Date Received** 05.03.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 30.04.2008

Proposal : Erection of single storey rear extension,

Location : 29 The Oaks Chorley PR7 3QT

Applicant: Mr Haresceugh 29 The Oaks Chorley PR7 3QT

Plan Ref 08/00237/FUL **Date Received** 05.03.2008 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 30.04.2008

Proposal : Erection of two storey side and single storey rear extensions,

Location : 197 Chorley Lane Charnock Richard Chorley PR7 5HE

Applicant: Mr White 172 Chorley Old Road Whittle Le Woods PR6 7NA

Plan Ref 08/00242/FUL **Date Received** 06.03.2008 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 01.05.2008

Proposal : Amendment to planning permission 03/00437/FUL for erection of detached garage and rear conservatory with glazed link to house comprising of change from conservatory to stone constructed garden room.

Location : Hamers Barn Dryfield Lane Rivington Horwich Bolton

Applicant: Mr D Haughton Hamers Barn Dryfield Lane Rivington Horwich Bolton BL6 7RT

Plan Ref 08/00246/FUL **Date Received** 06.03.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 02.05.2008

Proposal : Single storey rear extension

Location : 212 Preston Road Coppull Lancashire PR7 5EB

Applicant: Mr P McManus 212 Preston Road Coppull Lancashire PR7 5EB

Plan Ref 08/00248/FUL **Date Received** 07.03.2008 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 30.04.2008

Proposal : Erection of front porch, single storey rear extensions and rear dormer to include pitched roof over and re-skimming of existing garage,

Location : 18 Fieldside Avenue Euxton Chorley PR7 6JF

Applicant: Mr J Monks 18 Fieldside Avenue Euxton Chorley PR7 6JF

Plan Ref 08/00249/FUL **Date Received** 07.03.2008 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 30.04.2008

Proposal : Retrospective application for the erection of a palisade fence to replace existing fence along the same fence line.

Location : Chip House Byron Crescent Coppull Chorley PR7 5BE

Applicant: Eccleston Electrical Services Byron House Byron Crescent Coppull PR7 5BE

Plan Ref 08/00250/FUL **Date Received** 07.03.2008 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 06.05.2008

Proposal : Proposed erection of a rear conservatory

Location : 18 Olde Stoneheath Court Heath Charnock Lancashire PR6 9EH

Applicant: Mr T Bennett 18 Olde Stoneheath Court Heath Charnock Lancashire PR6 9EH

Plan Ref 08/00252/FUL **Date Received** 10.03.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 02.05.2008

Proposal : Erection of front dormer extension,
Location : 13 Hardy Drive Chorley PR7 2QA
Applicant: Mr & Mrs Brimley 13 Hardy Drive Chorley PR7 2QA

Plan Ref 08/00253/FUL **Date Received** 10.03.2008 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 02.05.2008

Proposal : Erection of single storey front and rear extensions
Location : 45 Grove Crescent Adlington Chorley PR6 9RJ
Applicant: Mr B Dobbs 45 Grove Crescent Adlington Chorley PR6 9RJ

Plan Ref 08/00255/FUL **Date Received** 10.03.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 15.05.2008

Proposal : Erection of single storey rear extension,
Location : 9 Hamilton Road Chorley PR7 2DL
Applicant: Mr T Ashworth 9 Hamilton Road Chorley PR7 2DL

Plan Ref 08/00256/OUT **Date Received** 11.03.2008 **Decision** Permit Outline Planning Permission

Ward: Wheelton And Withnell **Date Decided** 30.04.2008

Proposal : Outline application for the erection of 2 Nos detached dwelling houses following the demolition of the existing industrial unit
Location : Former Victoria Mill Building 10m South West Of 23 Millbrook Close Wheelton
Applicant: Mr Mark Spellman C/o Agent

Plan Ref 08/00257/FUL **Date Received** 11.03.2008 **Decision** Refuse Full Planning Permission

Ward: Chorley South
West **Date Decided** 06.05.2008

Proposal : Creation of 1 no.two bedroom flat above existing retail unit
Location : 28A Moor Road Chorley Lancashire PR7 2LN
Applicant: Mr N Burton Heyes Lodge Dark Lane Whittle Springs Chorley PR7 6AH

Plan Ref 08/00259/FUL **Date Received** 11.03.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 02.05.2008

Proposal : Erection of two storey side and rear extension,
Location : 55 Carr Lane Chorley Lancashire PR7 3JF
Applicant: Mr & Mrs Lloyd 55 Carr Lane Chorley Lancashire PR7 3JF

Plan Ref 08/00260/FUL **Date Received** 11.03.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 02.05.2008

Proposal : Erection of 2 front dormers,
Location : 8 Carr Road Clayton-Le-Woods Chorley PR6 7QD
Applicant: Mr Mills 8 Carr Road Clayton-Le-Woods Chorley PR6 7QD

Plan Ref 08/00262/FUL **Date Received** 11.03.2008 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 02.05.2008

Proposal : Formation of access track across field to septic tank,
Location : Land 75m North Of 7 Back Lane Charnock Richard
Applicant: Mr M Sweeney 9 Peacock Hall Road Leyland PR25 1TD

Plan Ref 08/00264/FUL **Date Received** 12.03.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 12.05.2008

Proposal : Installation of satellite dish,
Location : Unit 1 Flat Iron Parade New Market Street Chorley PR7 1BY
Applicant: Ms Helen Scott Satellite Information Services Whitehall Avenue Kingston Milton Keynes Bucks MK10 0AD

Plan Ref 08/00267/FUL **Date Received** 13.03.2008 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 08.05.2008

Proposal : Erection of first floor side extension,
Location : 5 Chasden Close Whittle-Le-Woods Chorley PR6 7JX
Applicant: C Kenyon 5 Chasden Close Whittle-Le-Woods Chorley PR6 7JX

Plan Ref 08/00270/FUL **Date Received** 14.03.2008 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 08.05.2008

Proposal : Formation of pitched roof over existing rear single storey flat roof extension,
Location : 28 Withnell Fold Withnell Chorley PR6 8BA
Applicant: Mr Parker 28 Withnell Fold Withnell Chorley PR6 8BA

Plan Ref 08/00275/FUL **Date Received** 14.03.2008 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 30.04.2008

Proposal : Variation of condition 4 of planning permission 06/01017/FUL to vary the opening hours to 10:00 - 16:00 Monday to Friday, 10:00 - 23:00 Saturday, and 10:00 - 16:00 Sunday,
Location : 25A School Lane Brinscall Lancashire PR6 8QS
Applicant: Mrs K Sowerbutts Knowley House Guildford Avenue Chorley Lancashire PR6 8TG

Plan Ref 08/00278/FUL **Date Received** 18.03.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 13.05.2008

Proposal : Installation of a new shop front,
Location : Burns Jewellers 12A Chapel Street Chorley PR7 1BW
Applicant: Mr Howard Burns 58/61 Royal Exchange Manchester Greater Manchester M2 7DA

Plan Ref 08/00279/FUL **Date Received** 18.03.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 12.05.2008

Proposal : Single storey side extension and front porch.
Location : 21 Hillside Crescent Whittle-Le-Woods Chorley PR6 7LU
Applicant: Mr And Mrs D N Berry 21 Hillside Crescent Whittle-Le-Woods Chorley PR6 7LU

Plan Ref 08/00281/FUL **Date Received** 19.03.2008 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 13.05.2008

Proposal : First floor extension to front elevation
Location : 30 Cedar Avenue Euxton Chorley PR7 6BD
Applicant: Mr And Mrs G Miller 30 Cedar Avenue Euxton Chorley PR7 6BD

Plan Ref 08/00283/ADV **Date Received** 18.03.2008 **Decision** Advertising Consent
Ward: Adlington & Anderton **Date Decided** 13.05.2008

Proposal : Erection of 8 pole mounted sales boards relating to the residential development,
Location : Land South West Of Owsten Court Anderton Horwich Lancashire
Applicant: Mr P Stewart Barratt Manchester 4 Brindley Road City Park Manchester M16 9HQ

Plan Ref 08/00284/TPO **Date Received** 19.03.2008 **Decision** Consent for Tree Works
Ward: Pennine **Date Decided** 12.05.2008

Proposal : Pruning of overhanging trees covered by TPO 6 (Whittle Le Woods) 1989,
Location : 1 Springs Terrace Dark Lane Whittle-Le-Woods Chorley Lancashire
Applicant: Mr M Frankish 1 Springs Terrace Dark Lane Whittle-Le-Woods Chorley Lancashire PR6 8AF

Plan Ref 08/00286/COU **Date Received** 19.03.2008 **Decision** Permit Full Planning Permission
Ward: Chorley South East **Date Decided** 13.05.2008

Proposal : Change of use to offices
Location : Goldseal Windows And Tradeline Unit 3 Boro Corn Mill Clarence Street Chorley
Applicant: Mr S Fairclough Goldseal Windows Boro Mill Clarence Street Chorley PR7 2BJ

Plan Ref 08/00290/FUL **Date Received** 20.03.2008 **Decision** Permit Full Planning Permission
Ward: Pennine **Date Decided** 15.05.2008

Proposal : Erection of single storey kitchen/family room extension to rear,
Location : 6 The Dell Heapey Chorley PR6 9AH
Applicant: Mr & Mrs Brennan 6 The Dell Heapey Chorley PR6 9AH

Plan Ref 08/00292/FUL **Date Received** 20.03.2008 **Decision** Permit Full Planning Permission
Ward: Euxton North **Date Decided** 30.04.2008

Proposal : Retrospective application for the erection of a replacement yard lighting column
Location : Euxton Tile Supplies Wigan Road Euxton Chorley PR7 6JJ
Applicant: M L Bentham Euxton Tile Supplies Wigan Road Euxton PR7 6JG

Plan Ref 08/00293/FUL **Date Received** 20.03.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 15.05.2008

Proposal : Single storey rear extension to ground floor of existing shop and new replacement external stairway to first floor

Location : Northcotes Hair 25 - 27 Market Street Chorley PR7 2SY

Applicant: Mr N Ainscough Northcotes Hair 25 - 27 Market Street Chorley PR7 2SY

Plan Ref 08/00301/FUL **Date Received** 26.03.2008 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 30.04.2008

Proposal : Removal of condition 6 of planning permission 04/00660/FUL to allow the retention of a mound of earth as opposed to providing an additional car-parking and vehicle manoeuvring area

Location : Euxton Tile Supplies Wigan Road Euxton Chorley PR7 6JG

Applicant: M L Benthams Euxton Tile Supplies Wigan Road Euxton Chorley PR7 6JG

Plan Ref 08/00345/FUL **Date Received** 04.04.2008 **Decision** Refuse Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 15.05.2008

Proposal : Proposed first floor conservatory to rear,

Location : Lower Hill Farm Chorley Road Withnell Chorley PR6 8JD

Applicant: Mr & Mrs German Lower Hill Farm Chorley Road Withnell Chorley PR6 8JD

Plan Ref 08/00353/FUL **Date Received** 07.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 15.05.2008

Proposal : Change of use from residential bungalow (use class C3) to childrens day nursery (use class D1) including the erection of a single storey side/rear extension,

Location : 4 Chorley Hall Road Chorley PR7 1RJ

Applicant: Mrs Barrow Playdor Nursery The Bungalow Botany Brow Chorley PR6 0JW

Plan Ref 08/00354/CTY **Date Received** 09.04.2008 **Decision** No
objection to
LCC Reg
3/4
Application

Ward: Adlington &
Anderton **Date Decided** 30.04.2008

Proposal : County Matters application to vary condition 1 of permission 09/05/0429 to allow a two year extension to 11/09/2010 for the completion of landfilling and a further two year extension to 11/09/2012 for the completion of restoration works,

Location : Rigby Quarry And Houghton House Landfill Site The Common Adlington

Applicant: Waste Recycling Group Ltd Barton House Darland Lane Lavister Wrexham

Plan Ref 08/00359/CTY **Date Received** 10.04.2008 **Decision** No
objection to
LCC Reg
3/4
Application

Ward: Pennine **Date Decided** 02.05.2008

Proposal : Construct a pump control kiosk,

Location : Land 15m South West Of 1 Kenyon Lane Heapey

Applicant: Planning & Valuation United Utilities Lingley Mere Business Park Lingley Green
Avenue Great Sankey Warrington WA5 3LP
