
Chief Executive's Office

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Date: 12 May 2005

Chorley
Borough Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Chief Executive:
Jeffrey W Davies MA LLM

Dear Councillor

A meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 24th May, 2005 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Declarations of any interest**

Members of the Committee are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda, in accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members' Code of Conduct. If the personal interest is a prejudicial interest, then the individual Member should not participate in a discussion on the matter and must withdraw from the room and not seek to influence a decision on the matter.

3. **Minutes (Pages 1 - 8)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 26 April 2005 (enclosed).

4. **Planning Appeals and Decisions - Notification (Pages 9 - 10)**

Report of Head of Planning Services (enclosed).

5. **Planning Applications awaiting decisions (Pages 11 - 52)**

Report of Head of Planning Services (enclosed).

6. **Planning Applications determined by the Head of Planning Services under delegated powers (Pages 53 - 90)**

Continued....

(a) A report of the Head of Planning Services on selected cases determined following consultation with the Chair and Vice-Chair of the Committee is enclosed.

(b) A list of planning applications determined by the Chief Officer under delegated powers between 14 April and 11 May is enclosed.

7. **Enforcement Items (Pages 91 - 100)**

Reports of Head of Planning Services on:

- (a) South Miry Fold Farm, Briers Brow, Wheelton; and
- (b) 55 The Asshawes, Heath Charnock.

(Reports enclosed).

8. **Any other items which the Chair decides is/are urgent**

Yours sincerely

Chief Executive

Encs

Distribution

1. Agenda and reports to all members of the Development Control Committee, Director of Legal Services and Head of Planning Services for attendance.
2. Agenda and reports to all remaining Councillors and Chief Officers for information.

DEVELOPMENT CONTROL COMMITTEE**3****26 April 2005**

Present: Councillor A Lowe (Chair), Councillor Parr (Vice-Chair), Councillors Bedford, Bell, Birchall, Counce, Culshaw, Davies, D Dickinson, Edgerley, D Gee, T Gray, Heaton, Miss Iddon, R Lees, Livesey, Miss J Molyneaux, Perks, Russell and Snow.

Also in attendance: Councillor L Lennox.

05.DC.23 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Brown, Brownlee, Malpas, Mrs J Snape and Whittaker.

05.DC.24 DECLARATION OF PERSONAL/PREJUDICIAL INTERESTS

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members' Code of Conduct, the following Member declared a non-prejudicial interest in relation to the Planning Application indicated which was included on the meeting's agenda for determination:

Councillor D Edgerley - Item 5, A.5:Planning Application 05/00141/OUTMAJ

05.DC.25 MINUTES

RESOLVED - That the Minutes of the meeting of the Development Control Committee held on 5 April 2005 be confirmed as a correct record and signed by the Chair.

05.DC.26 PLANNING POLICY STATEMENT 1: DELIVERING SUSTAINABLE DEVELOPMENT

The Committee considered a report of the Head of Planning Services on the publication of Planning Policy Statement 1 (PPS.1) on Delivering Sustainable Development.

The general thrust of PPS.1 reinforced the Government's objectives to facilitate and promote sustainable patterns of urban and rural development, which would underpin development control decisions and future Local Development Framework documents.

The Statement highlighted that the role of Local Planning Authorities was not restricted to planning policy-making and development control, but also entailed facilitating and promoting the implementation of good quality design developments, while taking into account other plans and strategies. PPS.1 also emphasised the important role of planning as a tool to realise the vision set out in community strategies.

The Head of Planning Services indicated his intention to provide each Member of the Council with a copy of PPS.1, as the basis for one of a series of briefing sessions to be arranged in the new municipal year to examine relevant planning issues, such as planning policies and design guidance.

RESOLVED - That the report be noted.

05.DC.27 BUCKSHAW VILLAGE DEVELOPMENT - REVISION TO SECTION 106 AGREEMENT - AFFORDABLE HOUSING

The Committee considered a report of the Head of Planning Services recommending a revision of the Section 106 Legal Agreement supporting Planning Permission 9/02/748 in respect of the redevelopment of the central area of the former Royal Ordnance site.

The Committee was advised that the current Section 106 Agreement, agreed when the original Master Plan was conceived in 1999, broadly required the developers to provide 15% of new housing units at a 20% discount from market prices. However, it was now unlikely that a requirement for discounted market housing would provide realistically affordable houses and, consequently, new mechanisms to achieve the goal had been examined. Following discussions between Officers from Chorley and South Ribble Councils and New Progress, a revised means of delivering increased affordability had been proposed. This would entail the creation of a fund from both the property developers and New Progress (as the Registered Social Landlord provider), from which suitable properties would be acquired by New Progress. It was envisaged that this mechanism would yield approximately 90 affordable units under the control of New Progress, with the Borough Council retaining nomination rights.

South Ribble Borough Council had indicated their agreement to the new proposals and the Committee's endorsement of the suggested revision of the Section 106 Agreement to facilitate the proposals was sought.

RESOLVED - That approval be given to the variation of the Section 106 Legal Agreement accompanying Planning Permission 9/02/748 in relation to the provision of affordable housing units by the substitution of the proposed means of delivery as outlined above and in the submitted report, and that the Director of Legal Services be granted delegated power to agree the content of the revised agreement.

05.DC.28 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Head of Planning Services giving notification of an appeal lodged against the refusal of a prior notification for the installation of telecommunication equipment; four appeals dismissed by the Planning Inspectorate; and four instances when planning permission had been granted by the Lancashire County Council.

RESOLVED - That the report be noted.

05.DC.29 PLANNING APPLICATIONS AWAITING DECISIONS

The Head of Planning Services submitted reports on a number of planning applications to be determined by the Committee.

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

Application No: 04/01422/REMAJ
Proposal: Erection of 71 dwellings with associated roads, sewers, parking and landscaping.
Location: Buckshaw Village (Parcel A), off Central Avenue, Royal Ordnance site, including land between Dawson Lane and Euxton Lane, Euxton.

Decision: Permission

Conditions:

1. - Cycle Parking Provision
2. - Levels to be submitted
3. - Junction Completion
4. - Landscaping Scheme
5. - Landscaping Implementation
6. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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

7. 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 plan 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.

8. - Layout of Approved Car Park (Build)
9. - PD Restriction (Extensions & Alterations)
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the boundaries of the development hereby permitted (other than those expressly authorised by this permission).

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

11. The development hereby permitted shall not commence until full details of the design, colour, form and texture of the materials to be used for the two areas of public art indicated on the approved plans. The development shall only be carried out in accordance 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 GN5 of the Adopted Chorley Borough Local Plan Review.

12. The approved plans are:

Plan Ref	Received on:	Title
	14/04/05	1:1250 Location Plan
4058-11-02-001 rev B	14/04/05	Detail Site Layout
4058-11-02-002	14/04/05	Site layout showing ground floor
4058-11-02-003	14/04/05	Site layout showing first floor
4058-11-02-004	14/04/05	Site layout showing second floor
Deb/pe/B	14/04/05	Elevations Block 7
Deb/pe/B1	08/04/05	Elevations Block 1
Deb/pe/B2	08/04/05	Elevations Block 2
Deb/pe/B3	08/04/05	Elevations Block 3
Deb/pe/B4	08/04/05	Elevations Block 4
Deb/pe/B5	08/04/05	Elevations Block 5
Deb/pe/B6	08/04/05	Elevations Block 6
Deb/pe/B8	08/04/05	Elevations Block 8
Deb/pe/B9	08/04/05	Elevations Block 9

25/04/05

Illustrative landscape
structure plan

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

Application No: 05/00106/REMMAJ

Proposal: Reserved matters application for residential development, comprising 155 dwellings, garages, parking areas and landscaping.

Location: Royal Ordnance site including land between Dawson Lane and Euxton Lane, Euxton.

Decision: Permission

Conditions:

1. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

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

2. - Levels to be submitted

3. - Fencing Details (Housing)

4. - Boundary Fencing Details

5. - Landscaping Scheme

6. - Landscaping Implementation

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

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

8. 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.

9. - Layout of Approved Car Park (Build)

10. - PD Restriction (Extensions & Alterations)

11. - PD Restriction (Fence & Walls)

12. The garages hereby permitted shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoids hazards caused by on-street parking and in accordance with Policy No TR8 of the Adopted Chorley Borough Local Plan Review.

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

Reason: To secure proper drainage and in accordance with Policy Nos EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.

14. The approved plans are:

Plan Ref	Received on:	Title
03/213/L01	21/02/05	Site Location Plan
03/213/P.01 rev C	18/04/05	Layout
03/231/P.02 rec C	18/04/05	Plans & elevations-sheet 1 of 2 of A

Plan Ref	Received on:	Title
03/213/P.03 rev B	11/04/05	Plans & elevations-sheet 2 of 2 of A
03/213/P.04 rev A	21/02/05	Plans & elevations-sheet 1 of 2 of B
03/213/P.05 rev A	21/02/05	Plans & elevations-sheet 2 of 2 of B
03/213/P.06 rev A	21/02/05	Ground & first floor plans of C
03/213/P.07 rev A	21/02/05	Elevations for Block C
03/213/P.08 rev A	21/02/05	Plans & elevations of Block D
03/213/P.09 rev A	21/02/05	Plans & elevations of Block E
03/213/P.10 rev A	21/02/05	Plans & elevations for Block F
03/213/P.11 rev A	21/02/05	Plans & elevations for Block G
03/213/P.12 rev A	21/02/05	Plans & elevations of Block H
03/213/P.13 rev C	18/04/05	Plans & elevations for Block J
03/213/P.14 rev C	18/04/05	Plans & elevations for Block J
03/213/P.15 rev A	21/02/05	Plans & elevations of Block K
03/213/P.16 rev C	18/04/05	Plans & elevations for Block L
03/213/P.17 rev A	21/02/05	Plans & elevations for Block M
03/213/P.18 rev B	11/04/05	Plans & elevations sheet 1 of 2 of N
03/213/P.19 rev B	11/04/05	Plans & elevations sheet 2 of 2 of N
03/213/P.20 rev A	21/02/05	Plans & elevations of Block O
03/213/P.21 rev A	21/02/05	Plans & elevations Block P
03/213/P.22 rev A	21/02/05	Plans & elevations Block Q
03/213/P.23 rev C	18/04/05	Plans & elevations Block R
03/213/P.24 rev B	11/04/05	Plans & elevations Block S
03/213/P.25 rev A	21/02/05	Plans & elevations Block T
03/213/P.26 rev A	21/02/05	Plans & elevations Block U
03/213/P.27 rev A	21/02/05	Plans-ground, first & second of V
03/213/P.28 rev A	21/02/05	Elevations for Block V
03/213/P.29 rev A	21/02/05	Plans & elevations of Block W
03/213/P.30 rev A	21/02/05	Plans & elevations of Block X
03/213/P.31 rev A	21/02/05	Ground, first & second floor plans Y
03/213/P.32 rev A	21/02/05	Elevations for Block Y
03/213/P.33 rev B	18/04/05	Ground, first & second floor plans Z
03/213/P.34 rev B	18/04/05	Elevations for Block Z
03/213/P.35 rev A	21/02/05	Special 2B Coach-house/ Bungalow
03/213/P.36 rev A	21/02/05	Plans & elevations 2, 3 & 4 bay garages
03/213/P.37	18/04/05	Bow top railings detail

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

05.DC.30 PLANNING APPLICATION 04/01457/OUTMAJ

The Committee's instructions were sought on the above application for outline planning permission for the residential development of 1.29 hectares of land adjacent to the Training Centre at Carr Lane, Chorley.

The proposals had been advertised as a departure to the Development Plan and, as such, would need to be referred to the Government Office for the North West for its determination as to whether the application required to be called for determination by the Secretary of State.

RESOLVED - That approval be given to the referral of Planning Application 04/01457/OUTMAJ to the Government Office for the North West, with a recommendation that the Borough Council is minded to grant outline planning permission, subject to (i) the completion of a Section 106 Agreement to cover the matters of financial contributions towards the Eaves Green Link Road and/or affordable housing provision; a commuted sum in lieu of an off-site equipped play space; the transfer of land to the Council necessary to undertake the construction of the Eaves Green Link Road; the partial costs of the construction of access to the Link Road; the relocation of the access to the Vertex Training and Conference Centre from the Link Road; and the marketing of the allocated employment land in order to secure its early release; and (ii) the following conditions:

Conditions:

1. That a scheme for the implementation of a surface water drainage of the site together with sustainable drainage techniques, and for the foul drainage of the site, shall be agreed with the Local Planning Authority and form part of the detailed reserved matters application; the scheme shall also incorporate a separate system for foul and surface water drainage, while the land drainage system or sub soil drainage water shall not be connected to the public sewer; subsequently the approved scheme shall be implemented as part of the overall site development.

Reason: To ensure satisfactory site drainage and for the avoidance of any flood risk, and to accord with Policy EP18 of the Chorley Borough Local Plan Review.

2. The application for the approval of Reserved Matters shall be accompanied by a detailed scheme and shall be submitted to the Local Planning Authority for its approval in respect of any alteration to the existing site levels; the scheme shall include a topographic survey including tree canopies together with details of levels as existing and proposed as well as the details of any fill and the transportation methodology; the existing soil levels around the site perimeter trees shall be maintained as existing. Such details shall include existing and proposed cross sections and spot heights.

Reason: In order to retain control over the topography of the site in the interests of safeguarding visual and residential amenity as well as ensuring the longevity of site perimeter trees that will be retained, and in accordance with Policy GN5 of the Local Plan Review.

3. Before the development hereby permitted is first commenced full details of the proposed slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

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

4. Before development commences full details of mitigation measures required to be implemented by the specialist ecology report with regard to the protection of protected species including any proposed phasing of measures shall be submitted to and approved by the Local Planning Authority. Such details as approved including any phasing of measures shall be implemented in full and retained thereafter.

Reason: To enable evaluation of and the safeguarding of protected species, and to accord with Policy Nos EP4 and GN5 of the Chorley Borough Local Plan Review.

5. A scheme shall be agreed for the protection of corridors of site perimeter trees, as identified with the Local Planning Authority, during the period of construction works on the site; the areas of trees shall be delineated with protective fencing no lower than 1.2 metres high as specified in paragraph 8.2.2 to British Standard BS5837:1991 sited at a distance from the tree trunk equivalent to the outermost branch spread; there shall be no mounding of earth or debris or the storage of building materials within the fenced area.

Reason: In order to safeguard the protection of the trees whilst construction is undertaken in the interest of visual amenity and to accord with the provisions of Policy Nos GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

6. The approved plans are:

Plan Ref	Received on:	Title
3789/05A	22/12/04	Location Plan
N20107/DWG/1	22/12/04	Site Access Plan

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

7. The access arrangements to the site, as approved upon drawing No N20107/DWG/1, shall be constructed, drained, laid out, surfaced and available for public use prior to the first occupation of any of the dwellings on the development site.

Reason: In order to ensure a satisfactory means of vehicular access to the development site, and to accord with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

8. The application for the approval of reserved matters shall be accompanied by a scheme for the provision of public open space for passive use. The scheme shall include a landscaping layout, and shall incorporate a timetable for its implementation.

Reason: In order to provide leisure and recreational opportunities for residents upon the development site and to accord with the provisions of Policy HS19 of the Adopted Chorley Borough Local Plan Review.

(Councillor Edgerley declared a non-prejudicial interest in the following application, and remained in the meeting during the discussion and voting on the proposal).

05.DC.31 PLANNING APPLICATION 05/00141/OUTMAJ

The Committee considered a report of the Head of Planning Services on the above application for outline planning permission for the erection of extra care apartments, ancillary communal facilities, car parking and landscaping.

RESOLVED - (1) That outline planning permission be granted to Application 05/00141/OUTMAJ on the basis of the Head of Planning Services' submitted reported, subject to the completion of a Section 106 Legal Agreement to secure (i) the payment of a financial contribution towards the off-site provision of affordable housing units; and (ii) a transport mitigation charge.

(2) That the Head of Planning Services be granted delegated power to determine the conditions to be imposed on the planning permission, following consultation with the Chair and Vice-Chairman of their Committee.

05.DC.32 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF PLANNING SERVICES UNDER DELEGATED POWER

(a) Selected Development Proposals

The Committee received, for information, reports of the Head of Planning Services on the following former Category 'B' development proposals, which had been, or were intended to be, determined by the Chief Officer under the adopted scheme of delegations, following consultation with the Chair and Vice-Chair of the Committee.

Application No:	04/01126/TPO
Proposal:	Removal of limb from Beech Tree and felling of two Oak Trees covered by Tree Preservation Order No 1 (Withnell) 1979
Location:	Top and Bottom Lodges, Oakmore Avenue, Withnell

Decision: Conditional Consent

Application No: 05/00119/TPO
Proposal: Crown thinning of nine trees and removal of one limb from Beech Tree (T2) covered by Tree Preservation Order No 21 (Chorley) 1991
Location: Kinver House, 6 Winchester Avenue, Chorley
Decision: Refuse

Application No: 05/00233/FUL
Proposal: Plot substitution to Plots 39-44 to increase numbers to 48 Plots, with the inclusion of 4 one bedroom apartments (Amendment to Planning Permission 03/00395)
Location: Land adjacent to Euxton Railway Station, Balshaw Lane, Euxton
Decision: Conditional Permission

RESOLVED - That the reports be noted.

(b) Schedule of Applications

The Head of Planning Services presented, for Members' information, a schedule listing the remainder of the planning applications which had been determined by the Chief Officer under his delegated powers between 22 March and 13 April 2005.

RESOLVED - That the report be noted.

Chair

Report of	Meeting	Date	Item No
Head Of Planning Services	Development Control Committee	24.05.2005	

PLANNING APPEALS AND DECISIONS - NOTIFICATION

1. PURPOSE OF REPORT

To advise Committee of notification received from the Planning Inspectorate, since the date of the last meeting, of planning and enforcement appeals which may have been lodged or determined. Also of notification of decisions received from Lancashire County Council and other bodies.

2. CORPORATE PRIORITIES

This report does not affect the corporate priorities

3. RISK ISSUES

The report contains no risk issues for consideration by Members.

4. PLANNING APPEALS DISMISSED

4.1 Appeal by Mr B A Parkinson against the refusal of planning permission for a first floor rear extension at 174 Lyons Lane, Chorley (Application No. 04/00549/FUL).

4.2 Appeal by Mr & Mrs A G Stubbs against the refusal of planning permission for a first floor side extension at 34 Sandringham Drive, Brinscall (Application No 04/00769/FUL).

4.3 Appeal by Acland Bracewell & Co against the refusal of planning permission for the erection of single storey glazed extension to rear at Ashcrofts Farm, Eyes Lane, Bretherton (Application No 04/00533/FUL).

5. PLANNING APPEALS ALLOWED

5.1 Appeal by Ms M F Guest against the refusal of a Retrospective application to retain 3.3m high fence and trellis at Norab, Preston Road, Clayton-Le-Woods (Application No. 04/00913/FUL).

5.2 Appeal by Mr K Elliot against the refusal of planning permission for the erection of first floor side extension and two storey extension to front at Mintholme Cottage, Hoghton (Application No 04/00646/FUL)

5.3 Appeal by Mrs E Snape against the refusal of planning permission for a first floor rear extension at 5 Gin Bow, Chorley (Application No 04/00470/FUL)

Continued...



5.4 Appeal by Mr S Ashburn against the refusal of planning permission for a single storey rear extension at Coppull Brow Farm Barn, Wigan Lane, Coppull (Application No 04/00603/FUL)

6. NOTIFICATION FROM LANCASHIRE COUNTY COUNCIL

6.1 Notification of Planning Permission for change of use from general industrial to waste transfer station including erection of a canopy over existing concrete base at Margaret House Plot 2, Adlington South Business Park, Huyton Road, Adlington (Application No 04/01421/CTY)

6.2 Notification of Planning Permission for variation of conditions 1, 3 and 4 of planning permission 9/97/660 to allow the importation of hazardous waste and to amend the phasing of landfilling and restoration at the existing landfill containment facility at Land East Of Worden And Buckshaw Woods, Royal Ordnance Site, Euxton Lane, Euxton (Application No 05/00017/CTY)

6.3 Notification of Planning Permission for a single storey extension to rear of school to provide additional classroom at Chorley Mayfield School, Gloucester Road, Chorley (Application No 05/00191/LCC)

6.4 Notification of Planning Permission to construct a pipe bridge with concrete supports, new access road and control kiosk at Land At Cowling Farm, 179 Chorley Lane, Charnock Richard, Chorley (Application No 04/00173/CTY)

6.5 Notification of Planning Permission for the installation of a 14' by 8' wooden storage facility at Bretherton Endowed C Of E School, South Road, Bretherton (Application No 05/00192/LCC).

7. RECOMMENDATION

That the report be noted.

A D CROSTON
HEAD OF PLANNING SERVICES

Background Papers			
Document	Date	File	Place of Inspection
4.1 Letter from Inspectorate	13.04.2005	04/00549/FUL	Union Street Offices
4.2 Letter from Inspectorate	13.04.2005	04/00769/FUL	“ “ “
4.3 Letter from Inspectorate	14.04.2005	04/00533/FUL	“ “ “
5.1 Letter from Inspectorate	13.04.2005	04/00913/FUL	“ “ “
5.2 Letter from Inspectorate	13.04.2005	04/00646/FUL	“ “ “
5.3 Letter from Inspectorate	14.04.2005	04/00740/FUL	“ “ “
5.4 Letter from Inspectorate	14.04.2005	04/00603/FUL	“ “ “
6.1 Letter from L.C.C.	13.04.2005	04/01421/CTY	“ “ “
6.2 Letter from L.C.C.	13.04.2005	05/00017/CTY	“ “ “
6.3 Letter from L.C.C.	19.04.2005	05/00191/LCC	“ “ “
6.4 Letter from L.C.C.	21.04.2005	04/00173/CTY	“ “ “
6.5 Letter from L.C.C.	04.05.2005	05/00192/LCC	“ “ “
Report Author	Ext	Date	Doc ID
Paul Sudworth	5346	12.05.2005	NEWREP

Report

Report of	Meeting	Date	Item No
Head of Planning Services	Development Control Committee	24.05.2005	

PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	05/00279/OUTMAJ	Permit	Land Adjacent To And Rear Of Camelot Theme Park And Park Hall, Park Hall Road, Charnock Richard, Chorley, Lancashire.
A. 2	05/00355/FULMAJ	Permit	N I S Building Common Bank Industrial Estate Ackhurst Road Chorley Lancashire
B. 1	05/00301/FUL	Refuse	South Miry Fold Farm Briers Brow Wheelton Lancashire PR6 8JN
B. 2	05/00358/FUL	Refuse	55 The Asshawes Heath Charnock Chorley Lancashire PR6 9JN
B. 3	05/00360/FUL	Permit	Telecommunications Mast Greenlands Lane Anderton Lancashire

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Item A. 1	05/00279/OUTMAJ	Permit
Case Officer	Mr Simon Pemberton	
Ward	Charnock Richard	
Proposal	Outline application for the creation of a 75 unit Leisure Village, adjacent to existing "Spanish Village" and Theme Park, (application under Section 73 to vary condition 1 of planning permission 9/99/00905/OUT to allow for an additional 3 years for the submission of the Reserved Matters).	
Location	Land Adjacent To And Rear Of Camelot Theme Park And Park Hall, Park Hall Road, Charnock Richard, Chorley, Lancashire.	
Applicant	Prime Resorts Limited,	
Proposal	<p>This application proposes the variation of condition 1 of planning permission 9/99/00905/OUT (for the creation of a 75 unit Leisure Village, adjacent to existing "Spanish Village" and Theme Park) to allow for an additional 3 years for the submission of the Reserved Matters. The application has been under Section 73 of the Town and Country Planning Act 1990.</p> <p>The original application (9/99/00905/OUT) was submitted in outline with all matters reserved for subsequent approval. The proposal was for 75 units of self-contained timeshare holiday accommodation. The units were to be single-storey and sited within an area of approximately 3 hectares immediately to the west of the disused Garden Centre Glasshouse and to the north of the main Theme Park. A substantial landscaping belt, up to 50 metres in width, was proposed around the northern boundary of the applicant's ownership. Additional landscaping was also intended immediately adjacent to the boundary of the proposed built development.</p> <p>The application was referred to the Secretary of State for the Environment, Transport and the Regions pursuant to the Town and Country Planning (Development Plans and Consultation) Directions 1999. They decided that the application should not be called in and that the Local Planning Authority was free to make the decision. The application was subsequently approved subject to the imposition of 13 conditions on 21 February 2001.</p> <p>Condition 1 of the original application stated:</p> <ol style="list-style-type: none"> 1. Application for approval of the reserved matters must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun either before the expiration of five years from the date of this permission, 	

or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

The reason for the condition was:

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

This condition effectively required the submission of reserved matters within 3 years of the date of the decision, 21 February 2001, i.e. by the 21 February 2004. The period of time for the submission of reserved matters has therefore expired, although the 5 year period for the commencement of development has not.

The current application proposes the extension of period of time for the submission of reserved matters for a further 3 years. The Council have sought a legal opinion on the validity of the application, and the barrister's advice is that the application is valid as submitted.

Policy

The adopted Development Plan has changed since the previous application. The Lancashire Structure Plan (February 1997) and the Chorley Borough Local Plan (January 1997) have been replaced by the revised Joint Lancashire Structure Plan 2001-2016 (March 2005) and the Chorley Borough Local Plan Review 2003. Broadly speaking the thrust of the policies in the review local plans remain the same as their earlier counterparts.

The site is within the Green Belt where there is a strong policy presumption against new development. The general thrust of green belt policy in the two plans is the same as in the previous plans, and is in line with PPG2. The Local Plan Review identifies the Park Hall Camelot complex as a Major Development Site (MDS) within the Green Belt (Policy DC6). The defined area covers the main built up parts of the complex to the south and east of the application site. It does, though, include approximately 20% of the western portion of the site. The policy allows for re-use, limited extensions, infilling or redevelopment provided it meets various criteria. In particular, that the new development does not have a materially greater outward impact than the existing use and it is integrated into its surroundings. In respect of the portion of the site outside the MDS as the proposal does not fall within a category of development regarded as 'appropriate' in the Green Belt very special circumstances have to be demonstrated to justify it.

In addition RPG3: Regional Planning Guidance for the North West (1996) has been replaced by RPG13 (March 2003) which has also subsequently become the Regional Spatial Strategy and now forms part of the Development Plan

Also since the earlier grant of planning permission the

following national guidance has changed:

- PPG1: General Policy and Principles (February 1997), has now been replaced by PPS1: Delivering Sustainable Development (ODPM, February 2005);
- PPG7: The Countryside (February 1997) has been replaced by PPS7: Sustainable Development in Rural Areas (ODPM, August 2004);
- PPG13: Transport (March 1994) has been replaced by PPS13: Transport (March 2001);

PPG2: Green Belts, PPG9: Nature Conservation and PPG21: Tourism have remained unchanged.

In summary, the planning policy situation is broadly unchanged; however, there is now specific mention of supporting development at existing tourist and leisure developments (RPG13), such as Park Hall/Camelot, and much of the Park Hall/Camelot site (and part of the application site) is now allocated as a Major Developed Site in the Green Belt.

Planning History

As the Committee will no doubt be aware there is a considerable planning history to the Camelot/Park Hall site. Most of that history has no direct bearing on the present application. However, it is of course significant that this proposal is immediately adjacent to and associated with this major complex rather than 'free-standing'.

The applicants made particular reference to two past permissions in their original submissions; however, it is not considered that any weight can be given to these historic permissions. They have both lapsed and were granted prior to adoption of the current Structure/Local Plans. Also, the area subject to those permissions has been entirely built out even though it yielded fewer units than anticipated at the outline stage.

Chorley Borough Council has recently continued to support development at the Camelot site within the MDS including the granting of planning permission (02/00640/FULMAJ) on 1 July 2002 for the erection of an indoor theme park.

In support of the proposal the applicant continues to refer to the arguments presented with the previous application that in summary are:

- A substantial investment in the area, generating a significant number of construction jobs and work for local suppliers;
- An increase in the number of staying visitors in the area; the accommodation capacity on the Park Hall site will increase from 368 to over 650;
- The timeshare element will help to support out-of-season tourism, as this type of holiday ownership is

less subject to seasonal fluctuations than traditional holiday and caravan parks;

- Visitors will use facilities and services in the local area, leading to additional visitor spending in the local economy, supporting further jobs;
- The holiday village will create approximately 49 jobs; and
- It is essential to the long-term survival of a tourist attraction at the Park Hall/Camelot site.

Consultations

The County Environment Director (Planning) raises no strategic objections. The Ramblers Association make no objection provided existing rights of way are protected. The Highways Agency has no objection to the application.

United Utilities have no objection to the proposal provided that an appropriate drainage system is installed. However the Environment Agency objects to the proposal on the basis that the proposal would drain to a system from which an unsatisfactory discharge currently occurs. They identify that the existing system has difficulties and does not have the capacity to accommodate the proposed development. They state that United Utilities have sought improvements and requested an appropriate investigation in the past. If this is resolved they indicate that they would be satisfied with the proposal subject to the imposition of a condition.

Representations

Objections have been received from the 3 local residents. No 5 Highgrove Avenue and 12 Freemans Lane are concerned about the capacity of the sewage system to accommodate the existing and proposed development. Photographs have been submitted showing existing difficulties. The resident of No 5 Highgrove Avenue has also queried the clay pigeon activities on the site (not part of this application), that the proposal conflicts with Green Belt policy, and that it was their understanding that the site was going to be closed down.

In addition the resident of Whittle Bar Cottage is concerned about the increased traffic from the site and the associated impact on their property at the Mill Lane / A49 junction and the associated increase in noise and fumes, the implications for the Green Belt.

Assessment

The main issue to consider is whether there has been a material change in circumstances since the grant of the original application.

The applicants set out in the original Planning Statement the background to the growth of theme parks in the United Kingdom, most of which opened in the 1980s and early 1990s. At the time of writing, the industry had experienced growth over a period of 10 to 15 years, but by 1999, that growth had started to reduce. Since that time, visits to theme parks have shown little growth, and visits to smaller parks that are not part

of one of the major groups have declined. The Statement explained that the Park Hall Hotel and Conference Centre was a successful business. Previously, the holiday village was planned as part of a strategy to improve the linkage between the hotel and the theme park, with the intention of creating a “destination theme park resort”.

The applicants identify that the hotel remains a successful business, having recently been refurbished, and is popular for business and short break stays. However, in the intervening years, visitors to the theme park have further declined, despite a significant annual investment in new rides and attractions. At the time of the last application the owners, Prime Resorts Limited (PRL) indicated that the theme park was in terminal decline.

The owners (PRL) have advised that they have considered a number of options for the site since the original grant of planning permission. In 2002, the company undertook a strategic review of the site to assess options for redevelopment of the theme park. In 2003, the Company investigated the possibility of a mixed-use development on part of the site, and unsuccessfully made representations to the Lancashire Structure Plan review, requesting that the site be recognised as a ‘Strategic Location for Development’.

Towards the end of 2004, the Company was refinanced and a decision was made to focus on the successful parts of the business, namely the Hotel and Conference Centre, with a view to expanding facilities on the site as part of a five-year plan. The company have aspirations that include the implementation of the 2001 holiday village permission, the expansion of the existing leisure facilities, and the ongoing refurbishment of existing facilities:

PRL intend to present its wider Masterplan to Chorley Borough Council in due course. However, they advise that in order to secure the necessary funding to take the Plan forward, it needs the certainty of the holiday village permission. This is the purpose of the current application.

The applicant have stated it is their intention to submit reserved matters applications for details of the holiday village within the three-year period currently being applied for. These would be submitted alongside detailed applications for expanded leisure facilities at the hotel.

Transport

Since the previous application, the owners have introduced on-site bus facilities, including a bus shelter, lay-by, timetable board and turnaround space with bus services now enter the site. They also accept the need for a Travel Plan (as required by condition 10 of the original application).

The only issue raised by Lancashire County Council at the time of the original application was the capacity of the A49/Mill Lane junction. The improvements required at this junction (as required by Condition 8) have now been implemented and were funded by PRL.

Landscape and Nature Conservation

There has been no material change in nature conservation or landscape policies in the adopted development plan. The landscape improvements secured by conditions 4, 5 and 13 should help mitigate any visual impact of the existing and proposed development

Drainage

The issue of drainage has been raised by a number of objectors. In January 2001, the applicant commissioned a Drainage Report for the original application, after several consultees had identified existing deficiencies in the drainage system on the site. These deficiencies remain but the investigation addresses the issue raised by the Environment Agency and is reflected in the lack of objection from United Utilities.

The applicant agent advises that PRL continues to accept the need to have Condition 9 or the original permission imposed on the any planning permission, and it is still the Company's intention to implement a scheme of foul and surface water drainage for the development site and the adjoining Park Hall/Camelot complex.

Very Special Circumstances

As identified above the proposal amounted to inappropriate development in the Green Belt. It was for the applicant to seek to demonstrate very special circumstances exist that outweighs the normal presumption against the development.

The applicant's agent advises that the very special circumstances put forward with the original planning application to justify inappropriate development in the Green Belt largely remain appropriate. It continues to be their view that the impact on the Green Belt by virtue of the inappropriate development would be outweighed by the above very special circumstances.

They consider that there are some minor changes in emphasis to some of the very special circumstances, which they put forward as follows:

1. Importance to the Camelot Business;
2. Employment Benefit;
3. Local Economic Benefit;
4. Need for the Development;

5. Planning Policy Support;
6. Lack of Other Suitable Sites;
7. Part of an Existing Leisure Facility;
8. Planning History;
9. Lack of Harm.

The applicants advise that Park Hall/Camelot complex continues to trade in a very difficult environment and that this situation has worsened since the original planning application was submitted. In addition they confirm that the business is not sustainable in its current form. Without refocusing on the more successful aspects of the current business – i.e. the hotel, conference and leisure centre - the likelihood is that the business will cease trading in the near future.

The latest national and regional tourism guidance shows that there is a continuing need for an improved quality and range of tourism accommodation. Holiday chalet development at existing major facilities continues to be broadly supported by planning policy.

It remains that the landscape proposals set out in the Landscape and Visual Impact Assessment, would improve existing weaknesses with the site and its impact on the local landscape bearing in mind its existing state and condition. It would also create a wildlife corridor linking the existing woodlands.

The officer's assessment of the proposals in the previous committee report concluded that:

- the close functional and physical relationship of the development to an existing major recreational site;
- the existing degraded condition of the site;
- the lack of any positive contribution from the site to the functions of the Green Belt or the rural character of the surrounding area; and
- the extensive new landscaping that can be secured through this development;

amounted to very special circumstances, which justify this development in the Green Belt. This remains the case, as it is not considered that the changes in circumstances surrounding the application are so significant so as to change the conclusions previously reached. This is notwithstanding the fact that the operators have not been able to implement the previous consent in the intervening time despite the benefits presented to the Local Planning Authority at that time.

The application continues to provide an opportunity to encourage the developer to invest in improvements to the existing system as well as making appropriate and full provision for the development now proposed.

Summary and Conclusions

It is not considered that there have been any change in circumstances that is so material that it would change the view reached at that time. The application is therefore recommended for approval to allow a further 3 years for the submission of reserved matters. As a permission under Section 73 is essentially a freestanding permission it is necessary to re-impose the other conditions attached to the original planning permission

Recommendation: Permit Conditions

1. - Submission of Reserved Matters
2. Before the development hereby permitted is first commenced the A49/Mill Lane Junction shall be improved by provision of a roundabout, the details of which shall be prior agreed in writing with the Council as Local Planning Authority.
Reason: In the interests of highway safety.
3. - Landscaping Scheme
4. - Landscaping Implementation
5. - Levels to be submitted
6. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.
7. The approved plans are:

Plan Ref.	Received On:	Title:
DBC72/011	21.03.2000	Existing Land Use
DBC72/010/02	21.03.2000	Site Layout

Reason: To define the permission and in the interests of the proper development of the site.
8. Concurrent with the submission for approval of any reserved matter there shall be submitted to the Council as Local Planning Authority a scheme of foul and surface water drainage for the development site and the adjoining Park Hall/Camelot complex (including the results of further drainage and topographical survey work and a detailed review of existing pumping stations) in accordance with the Drainage Report referenced 20720-R02(01) and dated 15 January 2001. No development shall take place until such time as a scheme of foul and surface water drainage for the development site and the adjoining Park Hall/Camelot complex has been approved in writing by the Council as Local Planning Authority. No part of the development hereby permitted shall be occupied until such time as the approved scheme of foul

and surface water drainage for the development site and the adjoining Park Hall/Camelot complex has been fully implemented.

Reason: In the interests of the proper drainage of the site and to avoid an increased risk of watercourse flooding and local sewers surcharging.

9. Prior to the commencement of the development a 'Green Commuter/Travel Plan' for the Park Hall/Camelot complex shall have been submitted to and approved in writing by the Council as Local Planning Authority. The 'Green Commuter/Travel Plan' should set out those proposals to be implemented in the coming year to reduce the proportion of all trips to the complex (by staff and visitors) which are made by private car and to specifically encourage the proportion of trips made by other modes of travel. No later than 1 January on each of the following 3 years further 'Green Commuter/Travel Plans' shall be submitted to and approved in writing by the Council as Local Planning Authority. These Plans to include proposals as outlined above and monitoring information to indicate the extent to which travel patterns have been influenced.

Reason: To encourage modes of travel other than the private car.

10. Prior to the commencement of the development a scheme detailing the re-distribution of existing tipped material shall have been submitted to and approved in writing by Council as Local Planning Authority. The material, thereafter, to only be re-distributed in accordance with the approved scheme.

Reason: In the interest of visual amenity.

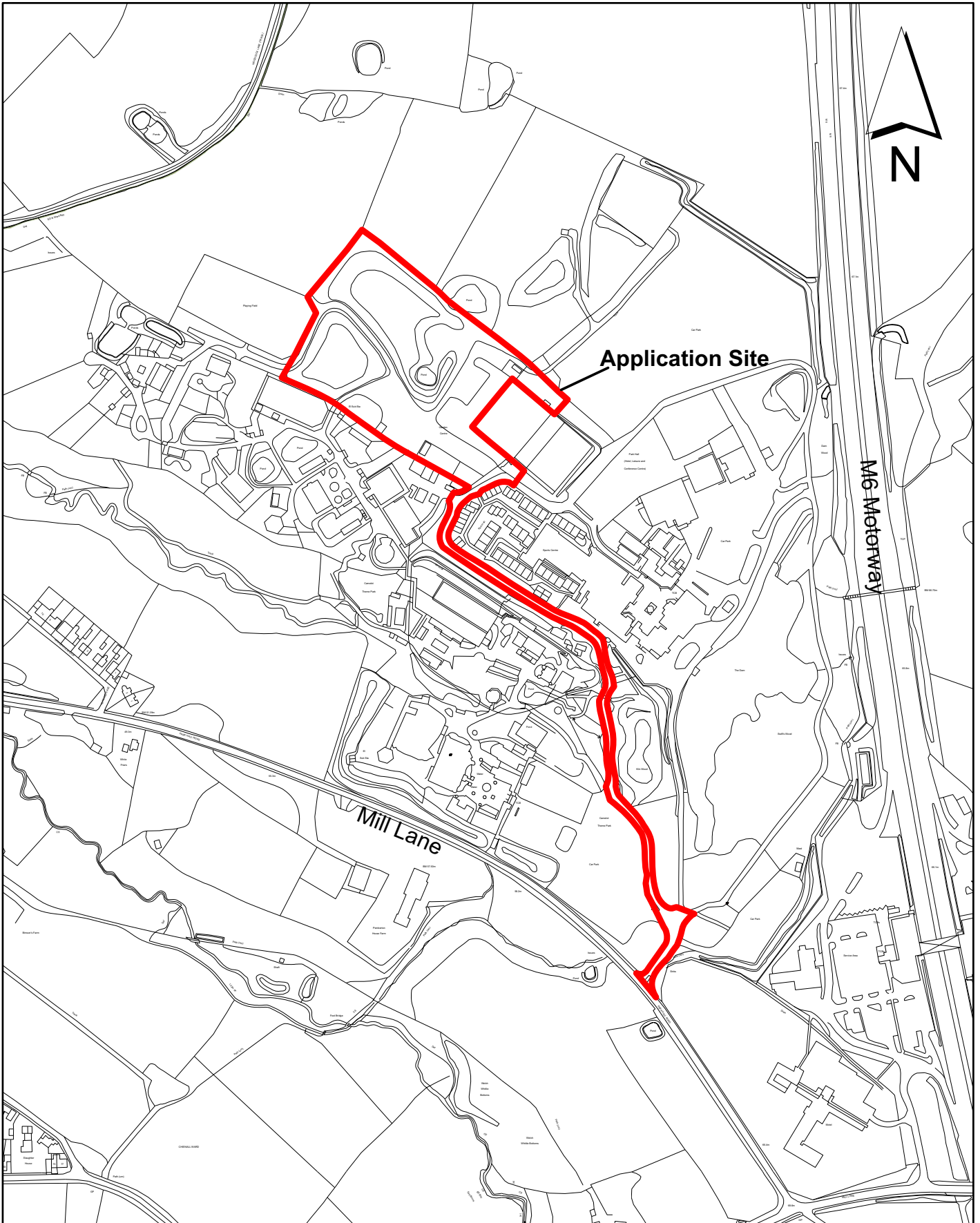
11. All of the units of holiday accommodation hereby permitted shall remain unoccupied for a minimum continuous period of one week in every calendar year and no person(s) shall occupy any of the units for a continuous period of more than 6 weeks.

Reason: The development is not located in an area appropriate for permanent residential occupation.

12. Prior to the commencement of the development hereby permitted a report on the nature conservation value of the existing ponds within and immediately adjoining the site shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been prepared in accordance with the Lancashire Pond Biodiversity Survey Methodology and include proposals for retention and management of the pond environment. The ponds shall thereafter be managed in accordance with the approved management plan.

Reason: In the interests of nature conservation.

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 Chorley Borough Council

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Application No.

Grid Ref:

Scale:

Agenda Item No

05/00279/OUTMAJ E: 354067

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Item A. 2	05/00355/FULMAJ	Permit
Case Officer	Mr Simon Pemberton	
Ward	Chorley North West	
Proposal	Erection of office unit comprising of two floors of office space, associated storage and services provision,	
Location	N I S Building Common Bank Industrial Estate Ackhurst Road Chorley, Lancashire	
Applicant	NSG Environmental	
Proposal	<p>This application proposes the construction of a two storey office building and associated works on land at the NIS Building on the Common Bank Industrial Estate, Ackhurst Road. The application proposes a new access directly onto Ackhurst Road and the provision of parking spaces for 32 cars together with associated manoeuvring space. The building itself is of modern design constructed from a partially exposed white powder coated steel frame. The roof is flat and constructed from profiled steel. The external walls are finished in a combination of glass, white render and cedar boarding. There is a significant proportion of glazing in the front (west) and rear (east) elevations.</p>	
Policy	<p>This site lies within the urban area of Chorley as identified in the Chorley Borough Local Plan Review 2003. It forms part of an existing Industrial Estate and as such policies GN1 and EM2 are of particular relevance. In addition general policies GN5 and TR4 are also pertinent.</p>	
Planning History	<p>There is no planning history of immediate relevance to the current application. The last two applications on the site were submitted in 1996 for an extension (96/00565/FUL) and the construction of a steel framed store building (96/00767/FUL).</p>	
Consultations	<p>The Councils Highways Officer has requested a Travel Plan. The County Council Highways Officer has raised no objection to the proposed development.</p>	
Representations	<p>No letters of representation has been received in response to the consultation exercise.</p>	
Assessment	<p>This application, submitted by NSG Environmental proposes to bring existing activities of the company onto one site, that of their parent company NIS Ltd at Common Bank Industrial Estate. They are currently based at Farington Business Park in Leyland and provide waste management & decommissioning solutions, including the decommissioning of nuclear facilities. Their parent company, NIS Ltd, are specialists in the integration of engineering systems for the nuclear, consumer electronics and security industries.</p>	

The site of the proposed building is located on an existing area of excess land within the curtilage of the existing NIS Building. Part of the land is currently being used for informal car parking, and the remainder is a large bund between the existing building and the adjoining industrial unit. There are no other landscape features on the site, which has the appearance of unkempt grassland/scrub. In general terms it is appropriate in terms of its location within an existing industrial estate and is compatible with the surrounding uses. There have been no objections to the proposed application.

In terms of access and parking, the County Council Highways Officer is satisfied with the details of the application. The applicant has indicated in writing that they are happy to enter into a travel plan.

In terms of siting, given the presence of the bund there is a significant change in levels across the site. Details of finished floor levels have not been submitted and will need to be conditioned in order to ensure that the building is constructed at an appropriate level. In this respect there will need to be some regrading of the land. The detailed design of the proposed building is appropriate to its location.

The proposals therefore accord with the aforementioned policies in the development plan.

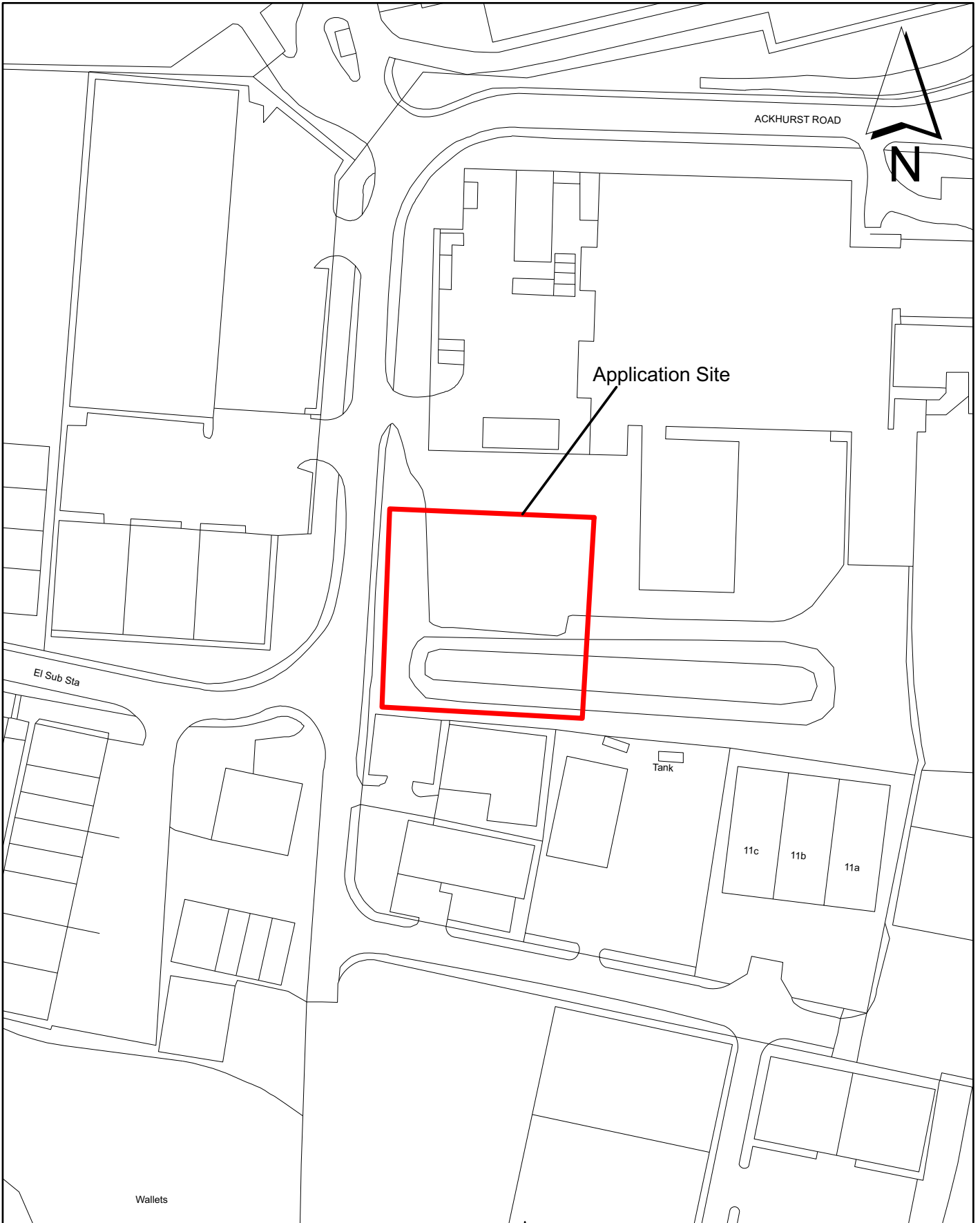
**Recommendation: Permit
Conditions**

1. - Levels to be submitted
2. - Landscaping Scheme
3. - Landscaping Implementation
4. 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.
5. - Submission of Car Park Details
6. Prior to the commencement of the development a 'Green Commuter/Travel Plan' for the existing and proposed buildings shall have been submitted to and approved in writing by the Council as Local Planning Authority. The 'Green Commuter/Travel Plan' should set out those proposals to be implemented in the coming year to reduce the proportion of all trips to the complex (by staff and visitors) which are made by private car and to specifically encourage the proportion of trips made by other modes of travel. No later than 1 January on each of the following 5 years further 'Green

Commuter/Travel Plans' shall be submitted to and approved in writing by the Council as Local Planning Authority. These Plans to include proposals as outlined above and monitoring information to indicate the extent to which travel patterns have been influenced.

Reason: To encourage modes of travel other than the private car and in accordance with policies TR1, TR4 and TR7.

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Application No.

05/00355/FULMAJ

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Agenda Item No.

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Item B. 1	05/00301/FUL	Refuse
Case Officer	Mr Nigel Robinson	
Ward	Wheelton And Withnell	
Proposal	Formation of hardstanding and retention of previously constructed earth bund	
Location	South Miry Fold Farm Briers Brow Wheelton LancashirePR6 8JN	
Applicant	J E Banks	

Proposal This is a partly retrospective application for the laying out of a hardstanding and the construction of a mound on land at South Miry Fold Farm between the access drive to South Miry Fold Farm and that to Miry Fold Farm. The land unit is not of a wholly regular shape but it more resembles a triangular wedge of land, measuring approximately 35m.x80m.x55m and was previously a small field or paddock area. To date, the position of the hardstanding has been identified and hardcore and demolition waste has been imported to the site, tipped in situ and spread over the site, but has it has not been finished or supplied with any top surface. The 70m long mound or bund has been formed adjacent to the existing access road to the farm apparently from earth scraped off the area that is intended to form the hardstanding and is a maximum height of 1.3m and average width of 3 to 4m. The surface of the mound is now partly grassed from the clumps of grass coming through from the displaced field area. It is understood that the hardstanding would be used for the storage of farm materials, fodder, the parking of the applicant's tractor and 'various items of plant and machinery'. No schedule of items has been submitted in support of the equipment necessary for the functioning of the applicant's intended uses at the farm. It would apparently be surfaced with rolled crushed stone but there is no submitted rationale as to how the current, very uneven surface with large chunks of masonry will be levelled to support a top layer of crushed stone.

The site is detached from the dwelling and the grouping of existing farm buildings. The former is currently occupied separately, while the farm barns and buildings are not utilised and were previously the subject of a 2003 application for conversion to 2 dwellings. A report from the Rural Land Agency Manager at LCC in July 2003 upon the application to convert the farm buildings to 2 dwellings identified that the majority of the land on the 31 acre farm was sold by the applicant after a sheep farming operation was ceased.

A series of metal sheets and plywood boards already erected to form an enclosure to the site adjacent to the access drive to Miry Fold Farm does not require planning permission, being

less than two metres in height.

- Planning Policy** Policy DC1 of the Adopted Borough Local Plan Review is the most relevant development plan policy and it identifies a general Green Belt presumption against new development unless requisite for the purposes of agriculture or forestry or except in very special circumstances; also PPG2 Green Belts is a relevant material consideration and cites the functions of the Green Belt. Maintaining the openness of the Green Belt as a particular function of the application of Green Belt policy nationally and locally. One of the roles of Green Belt policy is to retain and enhance landscapes.
- Planning History** 03/00581- Conversion of farm buildings into 2 dwellings, incorporating the provision of a new internal access road within the site; application refused upon green belt policy, windfall housing SPG, unsatisfactory vehicular access onto Briers Brow and the visual impact of physical works to create the new access road.
- Applicant's Case** This is the only area of the farm, accessible to the public highway, that does not form part of the main farming area of the site (32 acres excluding the application site). The site is adjacent to two metalled roads and alongside an area of land used for the storage of articulated lorry trailers that are used for the storage of car parts/spares. There are also old ammunition boxes as well as cabins used to store bicycles and scrap metal. South Miry Fold Farm will be used for the development and breeding of sheep and highland cattle.
- Representations** 16 items of objection, either through letter or email, stating the following grounds of objection:
- The site is adjacent to a much walked public footpath and the application site is an eyesore of deposited construction material that is a visual eyesore.
 - The proposal is contrary to the rural aspect of the site.
 - Given the nature of the building materials within the hardstanding area this could compromise public safety.
 - The proposal will impact upon local wildlife/birds.
 - The site is enclosed by corrugated sheeting which is also very unsightly.
 - The proposal will detract from a sense of local privacy in the countryside.
 - Hedgerows have already been disturbed.
 - Impact upon the privacy of the adjacent farm with further impact upon their amenity through noise levels and general disturbance.
 - The earth bund has a negative visual impact upon the appearance of the area.
 - The proposal does accord with the strict green belt requirements; there is insufficient accompanying information to substantiate the development.
 - Likely increased traffic as a result of the development.

- The development will affect the setting of the listed buildings at Miry Fold Farm.
- The waste materials deposited on site to date is uncontrolled and without planning permission. This must be further investigated—it contains material which has not been processed and may include contaminated waste; there may be health and safety implications.
- The application is retrospective and the Council need to act to ensure the breach of planning control is acted upon.
- The site ownership is contested by Miry Fold Farm.
- The use of the hardstanding will reduce privacy and sunlight to Miry Fold Farm.
- The mound is filled with concrete, brick and metal which is detrimental to the character of the area.
- The drainage system has been damaged due the removal of the earth to create the hardstanding; blockages have been caused leaving stagnant water affecting the local water courses that flow into Wheelton Village. The creation of the hardstanding may be further detrimental to local drainage causing further problems.
- The earth bund has blocked a public right of way.
- The farm has been sold to another company but the applicant has claimed to be the owner in the application.

Consultations

Ramblers Association state that the application site is 'near to public footpath no.16'.

Lancashire County Council (Environment Directorate) – Countryside Service – No obstruction of the public footpath is identified.

Assessment

The main considerations in the determination of this application are the appropriateness of the nature of the development and the proposed use of the land in the Green Belt together with an assessment of the harm to the Green Belt and the countryside. Also it should be established whether there are any special circumstances which might outweigh the presumption against inappropriate development. No weight however should be apportioned in favour of the proposal by reason of the fact that the applicant has commenced works upon site, and the application development should be considered as if a prospective, un-commenced development.

Upon the appropriateness or not of the intended hardstanding area, you normally have a farm yard at a farm close to the farmhouse where a tractor or other ancillary equipment may be kept in association with the daily working practice, while farm stores and feeds are normally kept in associated farm buildings. In this case there are substantial surfaced areas in the quadrangle area enclosed by the farm buildings and a further area adjacent to the rear of the farmhouse, while clearly

there are a number of buildings which could still be used for various aspects of ancillary storage. A decision has been made to put the current occupancy of the farm house outside any potential working of the farm land, while there are buildings available at the farm which could be used to store the types of items intended for storage upon the hardstanding. Accordingly there is no apparent farming need for the introduction of this new area, even though under normal circumstances an existing farming operation would benefit from agricultural permitted development for certain engineering operations pursuant to the agricultural use of the land under the provisions of the Town and Country Planning General Permitted Development Order. Development in association with agriculture and forestry is an appropriate type use, in principle, in the Green Belt. However, the applicant is currently not farming the land at South Miry Fold Farm and his accompanying letter advises that it is his future intention to breed sheep and highland cattle. The development works have already commenced and there can be no assumption that the intended use will be wholly ancillary to pursuing agriculture at South Miry Fold Farm.

The location of the hardstanding, as stated, is isolated from the farm buildings and farm house in a prominent and open countryside location. The proposed parking and storage on the site would add a visually intrusive feature onto an inappropriate use of land in the Green Belt. There is no submitted rationale from the applicant behind the introduction of the mound feature. It is visually a very apparent man-made feature in a hump form which has no relationship at all to local topography and as such appears visually incongruous in the local landscape. Both the hardstanding and the mound are visible from public vantage points, particularly as a public footpath runs alongside the application site.

Vehicle parking and equipment storage on the application site and their movement to and from the site would not preserve the openness of the Green Belt, while parking and storage would also conflict with the third Green Belt purpose of avoiding the encroachment of development in the countryside. The use would also establish an undesirable precedent for the creation of other open land in the countryside sited within the Green Belt which, if permission was granted here, would be extremely difficult to resist.

Finally, are there any very special circumstances that would outweigh the Green Belt objectives of harm by inappropriateness, harm to openness and harm from countryside encroachment. The applicant has identified that the intended use of the hardstanding would be in association with a new farming use at the farm and that it is suitably located to the access to the highway. He does not substantiate why existing surfaced areas or buildings at the farm cannot be used for the intended purposes, and as such why there is a need for the new area. Though the site is marginally closer to Briers Brow than the existing farmyard and buildings, the farm

has existed for many years with these ancillary facilities in this location and it will not have prejudiced the working operation of the farm. It is not considered that any significant weight can be attached to what appears to be a personal desire to site this facility in this location. In short there are no very special circumstances.

In conclusion, it is recommended that planning permission ought to be refused for the proposed development.

As the development, which is the subject of the application, is partially retrospective a separate report has been placed on the agenda with regard to recommend enforcement action to remedy the breach of planning control.

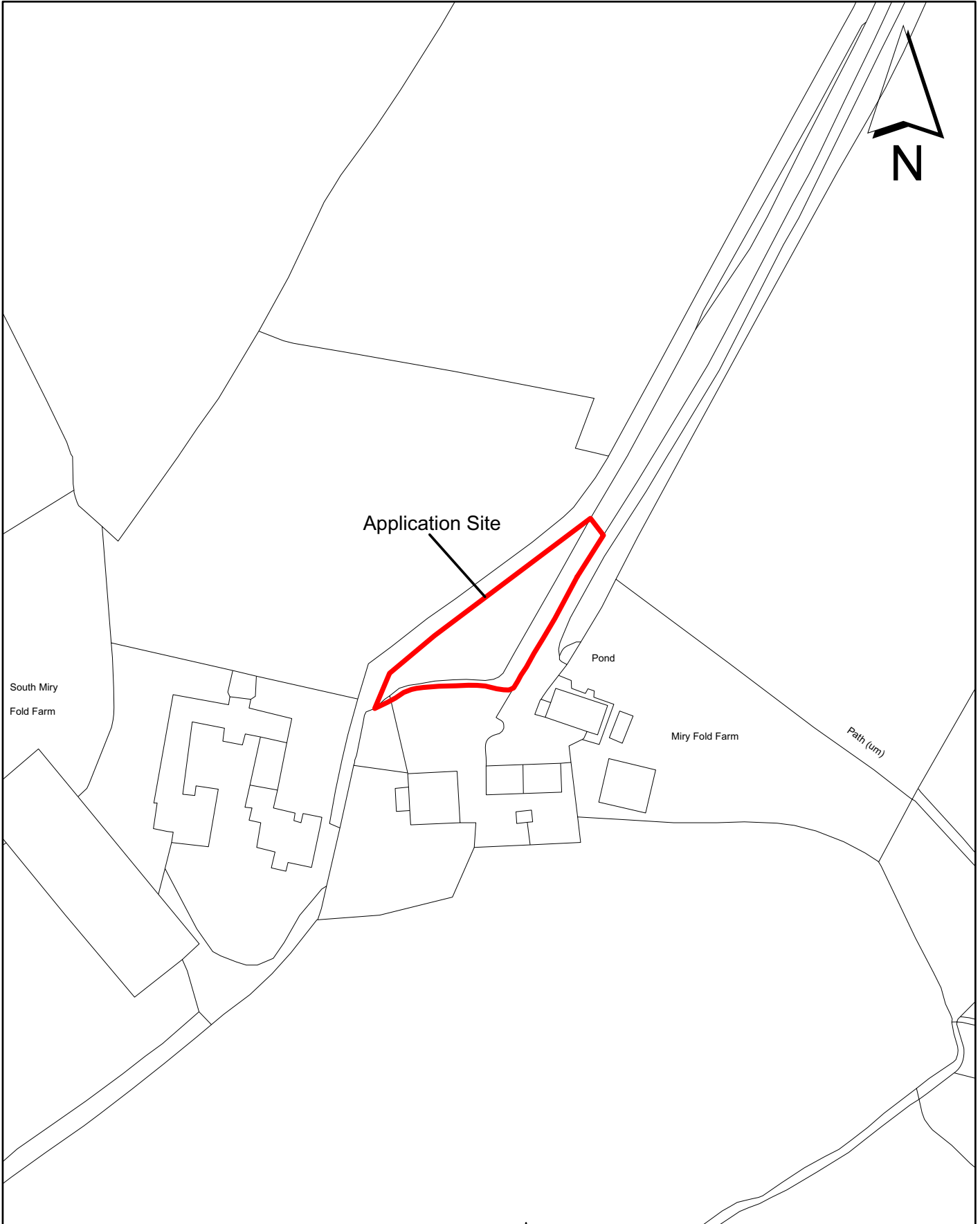
Recommendation: Refuse

Reasons

1. The development is contrary to policy DC1 of the Adopted Borough Local Plan Review and the provisions of Planning Policy Guidance Note No.2 Green Belts in that, upon land allocated as Green Belt on the Proposals Map to the Local Plan, the parking and storage of vehicles, plant and machinery together with the storage of agricultural materials on the intended hardstanding would represent a significant and undesirable intrusion into prominent open land in the countryside located adjacent to a public right of way . These uses of the land are considered inappropriate in the context of the Green Belt and would impinge upon its openness and result in an unacceptable encroachment into a countryside area. To allow the development of the land under these circumstances would create an unwarranted precedent for similar uses of land in the Green Belt, which the Local Planning Authority would find difficult to resist.

2. The creation of an earth bund adjacent to the proposed hardstanding creates an alien and unnatural man-made feature in the landscape which does not adhere to the inherent local topography and as such would be contrary to the character of the Green Belt, which seeks to preserve natural landscape. As such this element of the proposal is contrary to policy DC1 of the Adopted Chorley Borough Local Plan Review and the provisions of Planning Policy Guidance Note No.2.

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Application No.

05/00301/FUL

Grid Ref:

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Agenda Item No

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Item B. 2	05/00358/FUL	Refuse
Case Officer	Miss Nicola Bisset	
Ward	Heath Charnock And Rivington	
Proposal	Retrospective 1st floor rear extension	
Location	55 The Asshawes Heath Charnock Chorley LancashirePR6 9JN	
Applicant	Mr D Winstanley	
Proposal	<p>This retrospective application relates to the erection of a first floor rear extension, which includes raising the ridge height of the existing roof. The property is a semi-detached bungalow on the west side of The Asshawes, Heath Charnock.</p> <p>The proposal relates to an earlier planning application, 9/00/00430/FUL, submitted on the 2nd June 2000 and approved on 3rd August 2000. This application was for the erection of a first floor rear extension and dormer windows to the front elevation. That proposal as originally submitted was considered unacceptable, and amendments to the planning application were requested. Amended plans were submitted on 17th July 2000 and subsequently the application, in line with the amended plans, was approved.</p> <p>The current application has been submitted following an enforcement enquiry, where it was confirmed that the development had not been built in accordance with the approved plans. The development had been built in accordance with the original plans, submitted on 2nd June, which had been superseded.</p>	
Planning Policy	GN1 Settlement Policy - Main Settlements HS9 Residential Extensions in Settlements Excluded from the Green Belt	
Planning History	9/00/00430/FUL - Erection of a first floor extension and dormer windows to the front elevation. Permitted 3 rd August 2000. ENF/04/00258/DEPPL - An initial complaint was received by the Enforcement Officer in November 2004 concerning the extension. It was queried that the proposal had not been built in accordance with the approved plans. It was subsequently discovered that this was correct, and the Enforcement Officer informed the owner of the property on 4 th March 2005, that a retrospective planning application was required for the development which had been constructed. Planning permission was subsequently applied for on 6 th April 2005.	
Applicant's Case	The applicant, although he did not have an agent working for	

him on either application, states that he was not aware that the plans had been amended, which is why he built the development in accordance with the original superseded plans.

Representations Heath Charnock Parish Council have objected to the proposal, and think that the property should be restored to the original. They feel that although some of the anomalies, such as the guttering and the central heating pipe affecting no. 53 could be corrected, this extension is still obtrusive upon no.57, and does not fit in with the surrounding properties.

Assessment The main consideration when determining this application is the impact of the proposal on the street scene and the surrounding area.

The property is located within a street of differing styles of properties, including two storey semi-detached properties and semi-detached bungalows. The property in question is a semi-detached bungalow. The attached property, number 53, is also a bungalow and the other adjacent property, number 57, is a two storey semi-detached dwellinghouse.

Although the property is located within a street of properties with differing designs, it is considered that the impact of this proposal is detrimental to the street scene. The proposal raises the ridge of the existing roof height which creates a higher ridge than the attached bungalow.

At the rear, although the property is a bungalow, the extension forms a two storey property attached to a bungalow. This extension is not subordinate to the original property, and the massing created by this extension is so that it detrimentally impacts on the street scene, the character of the dwelling, and the area as a whole.

It is considered that this proposal, in terms of the design and impact on the street scene is unacceptable, and is detrimental to the visual amenities of the area.

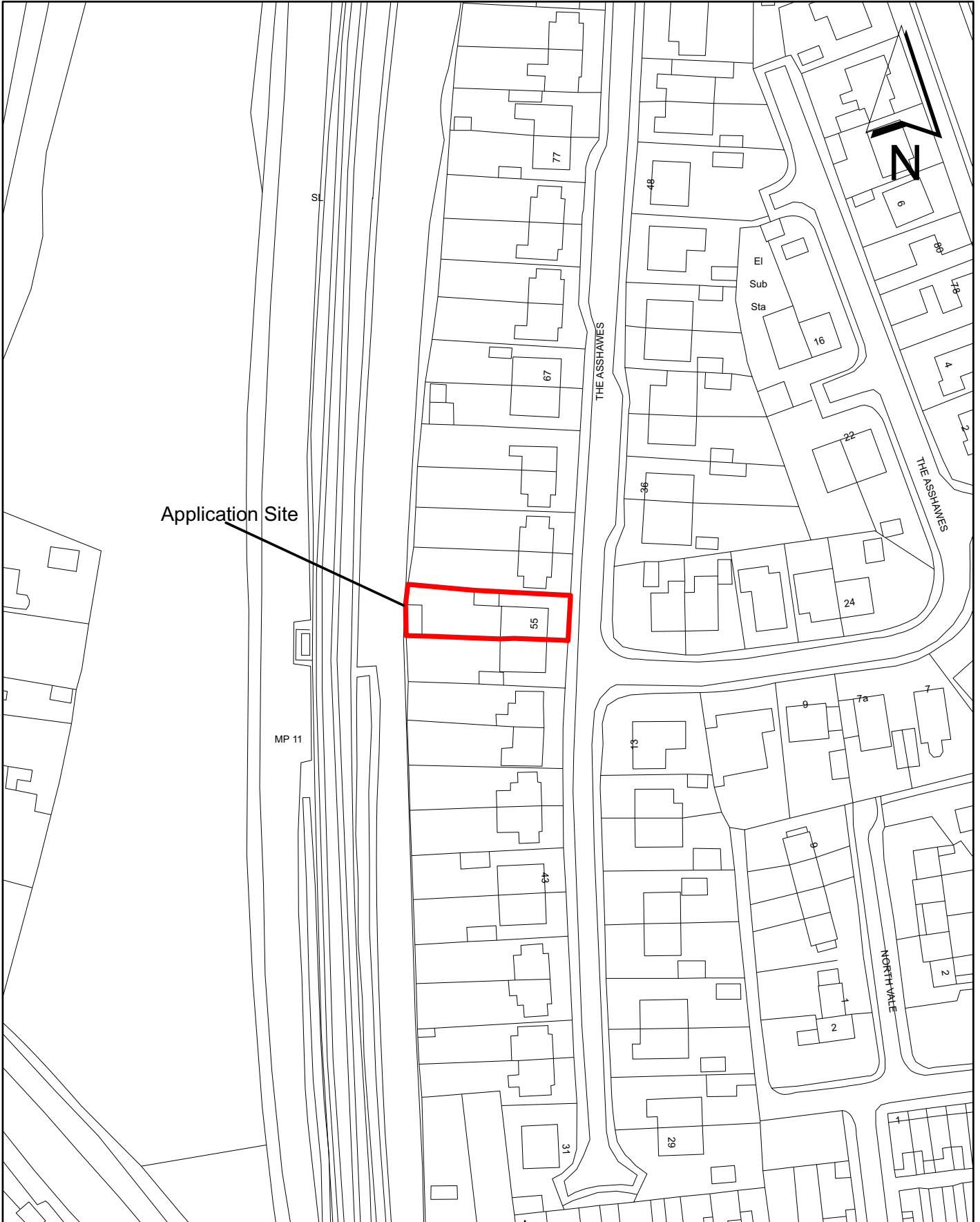
As the development, which is the subject of the application, is retrospective a separate report has been placed on the agenda with regard to recommend enforcement action to remedy the breach of planning control

Recommendation: Refuse

Reasons

1. The proposed extension is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by reason of its design and external appearance. The proposed extension is poorly related visually to the existing dwelling and is detrimental to the street scene and the area as a whole.

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Application No.

05/00358/FUL

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Agenda Item No

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Item B. 3	05/00360/FUL	Permit
Case Officer	Miss Nicola Bisset	
Ward	Adlington & Anderton	
Proposal	Removal of existing O2 monopole to be replaced with a 20.4m lattice tower to accommodate existing O2 equipment, 6 Vodafone antennas, 2 transmission dishes and associated equipment,	
Location	Telecommunications Mast Greenlands Lane Anderton Lancashire	
Applicant	O2 (UK) & Vodafone Ltd	
Proposal	<p>This full planning application proposes the removal of an existing 15 metre monopole telecommunications mast and replacing the existing mast with a 20.4 metre high lattice tower incorporating six O2 antennas, one O2 transmission dish, six Vodafone antennas, one 0.6m Vodafone transmission dish and one 0.3m Vodafone transmission dish.</p> <p>The proposal also includes two Vodafone equipment cabinets measuring 0.9 metres by 1.3 metres and a Vodafone meter cabinet measuring 0.3 metres by 0.9 metres. The O2 equipment cabinet and meter cabinet will remain in the existing location. There is an existing timber fence around the existing O2 mast, which will be extended to incorporate the proposed mast site.</p> <p>The application site is located on Greenlands Lane, close to Greenlands Farm, to the North West of Bolton West Motorway Service Station. There are currently three 15 metre high monopole telecommunications masts located at this site.</p>	
Planning Policy	<p>Policy PS12 of the Adopted Chorley Local Plan Review 2003 states that the Borough Council will permit utility services development, where there are no overriding environmental objections to either the siting or appearance of the installation, and when all the following criteria are satisfied:</p> <ul style="list-style-type: none"> a) the development is part of a planned extension; b) no operationally suitable alternative sites with less environmental impact are available; c) there is no reasonable possibility of sharing existing facilities; d) there is no reasonable possibility of erecting antennae on an existing building or other structures; e) the visual impact of the development on the townscape or landscape, including road access works, has been minimised subject to technical limitations. 	
Planning History	00/00548/MAS - Siting of 15m monopole telecommunications mast together with 6 antennas and	

2 radio link dishes. Permitted.

02/00271/TEL - Prior notification of siting of telecommunications equipment consisting of 15 metre monopole, 3 antennae, 3 dishes, equipment cabinet and ancillary development. Refused for the following reason:

“The proposed development is contrary to Policy P14 of the Adopted Chorley Borough Local Plan and Policy PS12 of the Review Local Plan, which seeks to allow such development only where there are no overriding environmental objections. In particular, the proposed development would appear as a prominent and incongruous feature to the detriment of visual amenities of the area, and would result in a proliferation of visual clutter in this exposed location. The proposal fails to meet criteria (c) and (e) of Policies P14 and PS12, in that the possibility of sharing existing facilities within the area has not been fully explored and the visual impact of the development has not been minimised.”

However, the mast has been erected, as there was a conflict over the 56 days expiration period. This issue is subject to an Enforcement Case.

04/00214/TEL - Prior notification of siting of telecommunications equipment consisting of 15m monopole, 6 Vodafone panel antennae, 2 transmission dishes and equipment cabinet surrounded by 1.25 metre fence. Refused for the following reason:

“The proposed telecommunications development is contrary to Policy PS12 of the Adopted Chorley Borough Local Plan Review, which seeks to allow such development only where there are no overriding environmental objections. In particular, the proposed telecommunications development would appear as a prominent and incongruous feature to the detriment of visual amenities of the area, and would result in a proliferation of visual clutter in this open and exposed position. The proposal therefore fails to meet criteria (c) and (e) of Policy PS12, in that the possibility of sharing existing facilities within the area has not been fully explored and the visual impact of the development has not been minimised.”

04/01241/FUL - Retrospective application for the erection of a 15 metre high telecommunications monopole, supporting 6 antennae, 2 dishes and associated equipment. This application has been submitted by Vodafone, and was refused under delegated powers.

Applicant's Case

The applicant has considered alternative sites in the vicinity for the location of the mast. Masts at alternative

sites have been refused by both Chorley Borough Council and Bolton Metropolitan Borough Council. A site was considered at Rivington Service Station but the applicant was unable to agree terms with the site provider, and a site was considered at Valynette Golf Course. The fact that there are other telecommunications masts at the site at Greenlands Lane makes it the preferred location.

Representations

Anderton Parish Council object to the proposal. They are concerned that both the type of tower and the additional height will have much more impact on the local environment, than is already there. They feel that further consideration should be given by the applicant, as to the justification for this height. They also wondered whether this new development would result in a reduction in the number of other similar structures.

Consultations

Chorley Borough Council's Public Space Services have no objection to the proposal, as the proposal is adjacent to an unadopted private access road.

Lancashire County Council's Highway Section have no objection to the proposal.

Assessment

The application site is located within an area of Green Belt. In accordance with Planning Policy Guidance Note 2: Green Belts, developments should not be visually detrimental for reason of their siting, materials or design.

The proposal will replace an existing 15 metre monopole mast with a 20.4 metre mast. The mast is of lattice design, which is designed to be less bulky than other masts and allows views through the mast. The lattice design creates a mast which is less visually intrusive than other designs. The height of the proposal is higher than what is existing, but it will be partly screened by the existing trees, and is located close to the high level lights located at the service station.

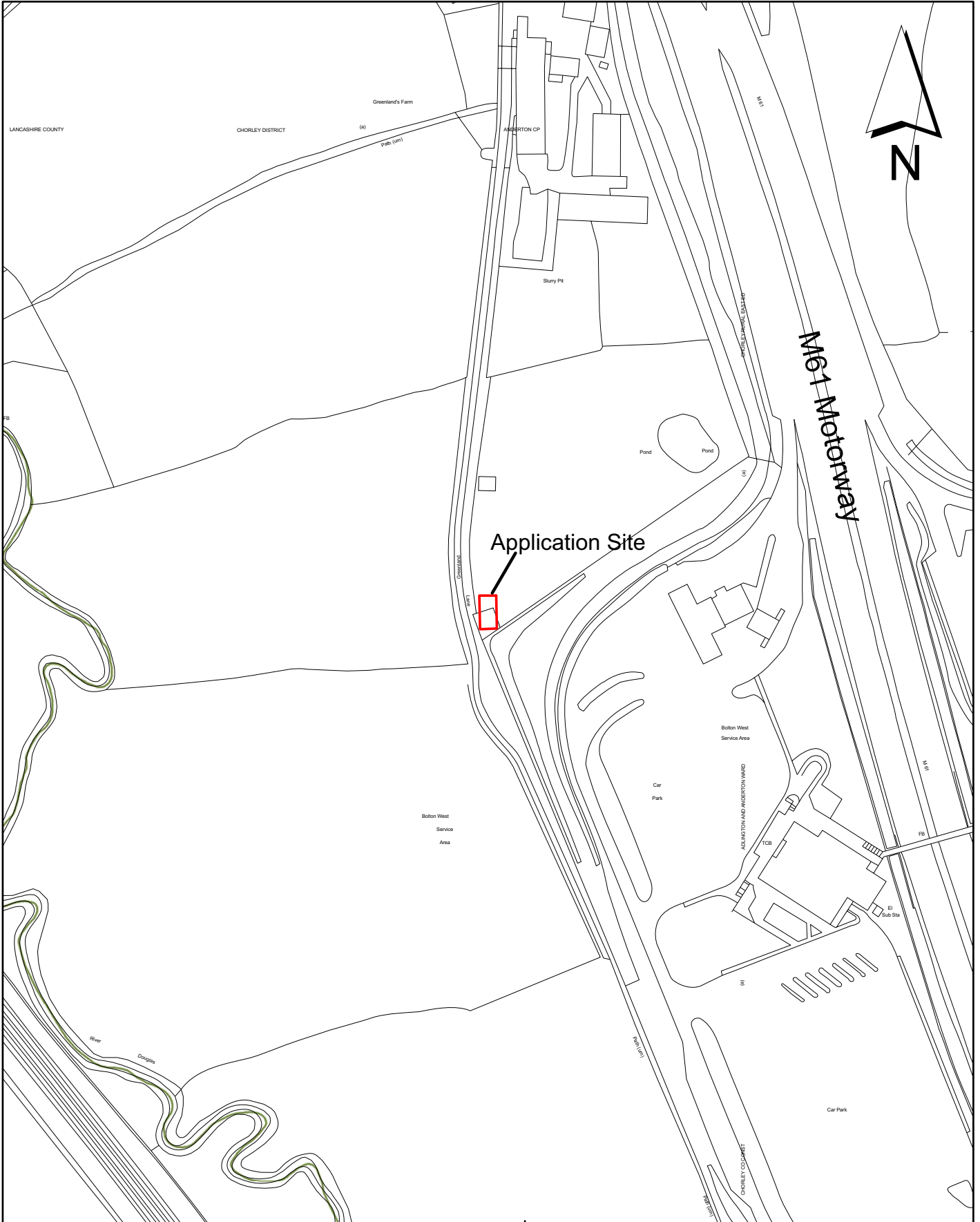
At the proposal site there are three existing 15 metre monopole telecommunications masts. The proposal will replace one of these masts and incorporates mast sharing, which is a more preferable option than the erection of further masts. One of the neighbouring masts was subject to a recent planning application (04/01241/FUL), submitted by Vodafone for the existing 15 metre high monopole mast. This application has been refused under delegated powers. If Committee is minded to grant this current application for a lattice tower, it will incorporate antennas from both O2 and Vodafone. This mast sharing will reduce the number of masts required in the area, with both the existing

Vodafone and O2 masts being removed, to be replaced by the mast the subject of this application.

It is considered that although the proposal will be higher than the existing masts in the area, the fact that it is designed to be less visually intrusive, incorporates mast sharing and will result in less visual clutter at the site, is more acceptable than the existing situation. The proposal will have no greater impact than the existing masts in terms of visual impact and therefore complies with Policy PS12.

**Recommendation: Permit
Conditions**

1. The existing redundant telecommunication equipment on the site shall be removed within one month of the telecommunication equipment hereby approved being brought on line. The adjacent unauthorised Vodafone monopole telecommunications mast and equipment, subject to planning application 9/04/01241/FUL, shall be removed immediately. The existing mast to be removed as part of this application is shown on the attached map reference 9002 B marked Mast 1 and the adjacent mast to be removed immediately is shown on the attached map marked as Mast 2. Reason: In the interests of visual amenities of the area and in accordance with Policy PS12 of the Adopted Chorley Local Plan Review 2003.



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Application No.

05/00360/FUL

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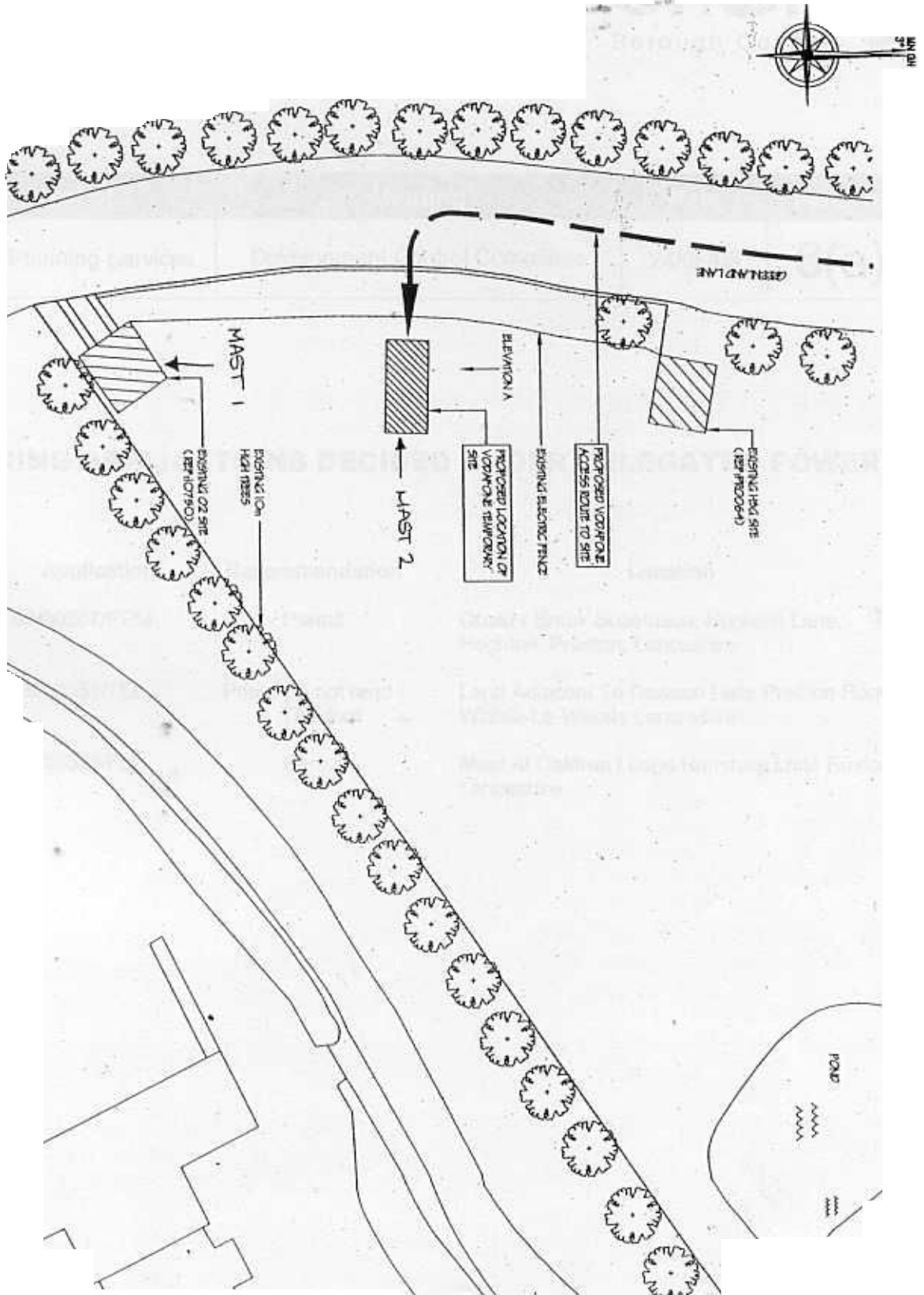
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Agenda Item No

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SITE LOCATION



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Application No.
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Report

Report of	Meeting	Date	Item No
Head of Planning Services	Development Control Committee	24.05.2005	

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Item	Application	Recommendation	Location
D. 1	05/00287/REM	Permit	Quaker Brook Substation, Hoghton Lane, Hoghton, Preston, Lancashire
D. 2	05/00351/TEL	Prior App not reqd - Telecom	Land Adjacent To Dawson Lane Preston Road Whittle-Le-Woods Lancashire
D. 3	05/00385/FUL	Permit	Mast At Oaktree Lodge Runshaw Lane Euxton Lancashire

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Item D. 1	05/00287/REM	Permit
Case Officer	Mr David Stirzaker	
Ward	Brindle And Hoghton	
Proposal	Reserved Matters Application for the erection of a two-storey residential dwelling and detached double garage,	
Location	Quaker Brook Substation, Hoghton Lane, Hoghton, Preston, Lancashire	
Applicant	United Utilities Electricity Plc	
Background	This reserved matters application relates to a small area of land abutting Hoghton Lane, which is located within the settlement boundary of Hoghton and currently accommodates a two storey sub station building. The site was granted outline planning permission for a single dwelling in 2002 (ref no. 9/02/00047/OUT) therefore the principle of the dwelling has been established.	
Proposal	This application provides details of the reserved matters, namely; siting, design, external appearance of the building and landscaping. The dwelling being proposed is two storeys and includes four bedrooms and comprises of a main and secondary bay. The secondary bay is about a third of the width of the main bay and a detached garage is also proposed adjacent to the dwelling.	
Policy	GN4 - Rural Settlement Policy GN5 - Building Design and Landscaping HS4 - Design and Layout of Residential Developments HS6 - Housing Windfall Sites TR4 - Highway Development Control Criteria	
Planning History	9/02/00047/OUT - Outline application for the demolition of existing substation, erection of a single detached dwelling, new outdoor substation and widening of existing service road (permitted).	
Representations	One letter has been received in relation to the application. The contents of this letter can be summarised as follows: - <ul style="list-style-type: none"> • The dwelling would result in a lack of privacy and lead to a loss of natural light to the dining room and rear garden area • An additional dwelling would result in an additional highway hazard • Concerns have been expressed as to where construction vehicles will park 	

The neighbour who objected to the application has been re-consulted on the amended plans and the deadline for receipt of these comments in 23 May 2005.

Consultations

LCC (Highways) have raised no objection to the application subject to the access road being widened to 5m and the provision of a visibility splay to the west.

The Head of Environmental Services has commented that the study report for identifying potential land contamination issues is acceptable and no other comments are made in relation to the application.

Assessment

The main issues warranting consideration are as follows: -

Design & Siting

The design of the dwelling has been amended to be more reflective of the adjacent properties. A secondary bay helps to break up the frontage and it is proposed that the external finish of the building will comprise of red brick and slate to reflect the adjacent properties. The window detailing has also been revised to be more reflective and sympathetic to the adjacent existing dwellings and the roof ridge has also been lowered so as to again be more reflective of the streetscene context.

The amended plans have resulted in the rear two storey element projecting an additional 1.5m beyond what was originally proposed resulting in a large mass of brickwork to this elevation. However, it is considered that overall the replacement of the sub-station with the dwelling will improve the character and appearance of the streetscene. A scheme of landscaping is also proposed.

Residential Amenity

The nearest residential property is located to the east of the application site (283 Hoghton Lane) and comprises of a semi detached two storey dwelling. The gable of this property includes several windows, one of which is to a dining room, which is a habitable room. In terms of the objections raised in relation to lack of privacy and loss of light, the said dining room window would be located approx. 16.7m from the gable and 22m from the projecting rear bay of the proposed house, which includes windows to habitable rooms in the first floor east facing elevation. These distances meet with the Council's spacing standards, which have been designed to safeguard minimum standards of residential amenity. The ridge of the garage roof has been amended so as the said dining room window will look onto the roof plane of the garage as opposed to a gable. Whilst the new dwelling will lead to some loss of light in relation to the dining room and rear garden area of 283 Hoghton Lane, as stated, the proposal accords with the Council's spacing standards and it should be noted that the existing sub-station is a substantial two storey building and is

in a closer position to 283 Hoghton Lane than the dwelling being proposed.

With regards to the actual garden area associated with the property, whilst the amended plans have somewhat reduced this, it is still considered to be sufficient in relation to the expected amenity needs of the occupiers of the dwelling.

Highway Safety The existing access adjacent to the site is to be widened and includes a 1m wide footpath. A visibility splay is also included to the west of the site. On this basis, LCC (Highways) have raised no objection to the application subject to the implementation of the above works required via appropriate conditions.

Conclusion Having regard to the above, it is considered that the proposal is acceptable hence it is recommended that planning permission be granted.

Recommendation: Permit Conditions

1. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on 10 May 2005.

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

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

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

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

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

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

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

5. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

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

6. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority.

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

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

Reason: To protect the amenities and privacy of the adjacent property and in accordance with Policy No. HS9 of the Adopted Chorley Borough Local Plan Review.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting the Order, there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device which will obstruct the view above a plane 0.9 metres above the crown level of the adjoining highway. The piece of land affected by this condition shall be that part of the site shown hatched red on the attached plan dated 11 May 2005.

Reason: To ensure adequate visibility, in the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

9. All planting, seeding or turfing comprised in the landscaping details 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.

10. Before the development hereby permitted is commenced, the access road shall be widened to a minimum width of 5m incorporating a 1m wide footpath as detailed on the approved plans.

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



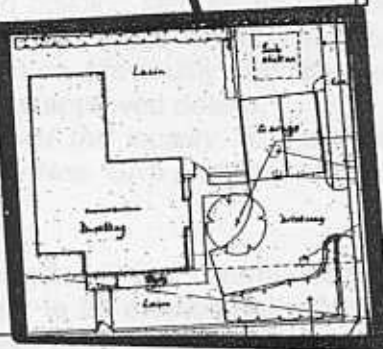
Application Site

Wise Marys

CF

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283

HOGHTON LANE

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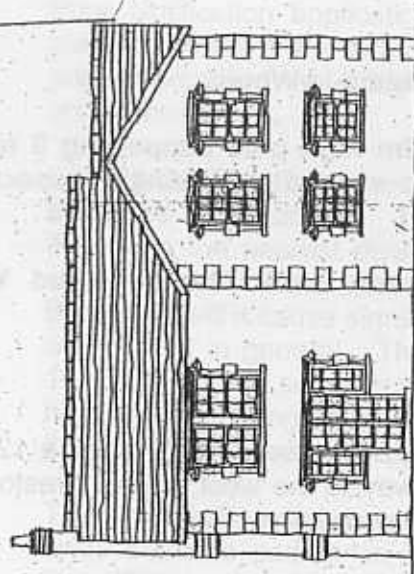
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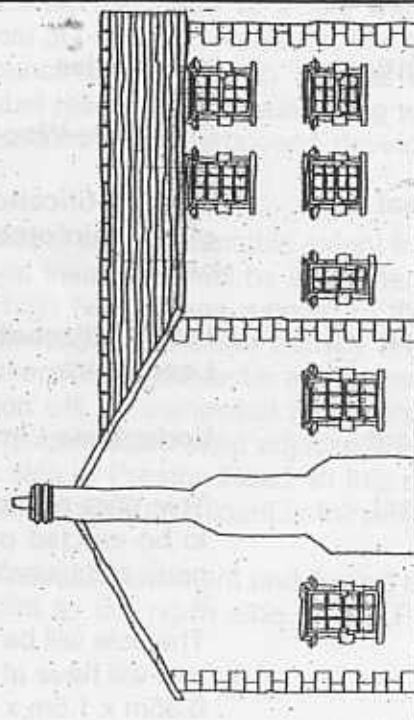
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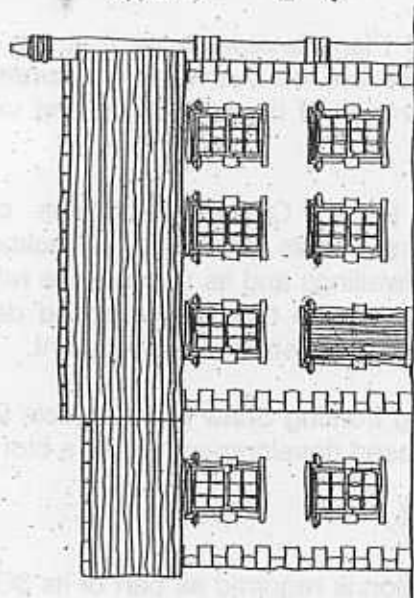


REAR ELEVATION (NORTH)

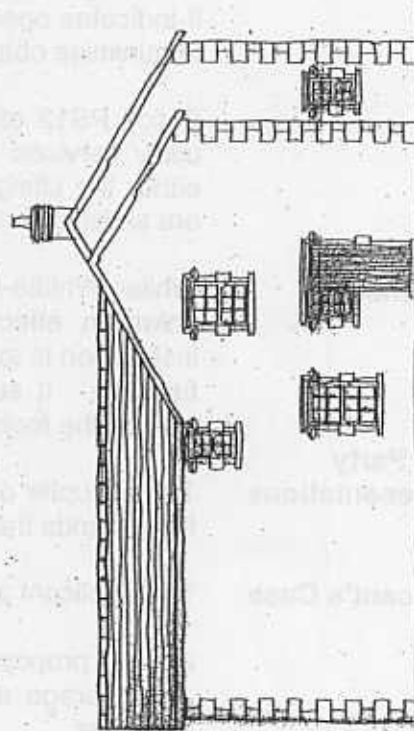


SIDE ELEVATION (EAST)

NOTE
 Red decorative ridge tiles
 Blue Slate roof with bayes detail to
 match adjoining properties
 Window and door details to have
 local stone detail to match
 adjoining properties or
 similar
 Red brick facings to all elevations
 and quoins
 All materials and detail to be
 approved by Planning
 Department.



FRONT ELEVATION (SOUTH)



SIDE ELEVATION (WEST)

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Application No.
 05/00287/DEM

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Item D. 2	05/00351/TEL reqd - Telecom	Prior App not
Case Officer	Mr N Birtles	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Prior Notification of a 12m high pole supporting 3 antennas within a glass reinforced plastic shroud and single associated equipment cabinet	
Location	Land Adjacent To Dawson Lane Preston Road Whittle-Le-Woods Lancashire	
Applicant	Vodaphone Limited	
Proposal	<p>This prior notification application seeks approval for a 12m high mono-pole to be erected on the footway to the west side of Preston Road (A6), 65m north of its junction with Dawson Lane.</p> <p>The pole will be topped with wand-antenna within a shroud of 1.4m in height, and will have at its base an equipment cabinet painted green and measuring 0.35m x 1.5m x 1.5m in height.</p>	
Planning Policy	<p>PPG8 (Telecommunications) states that Government policy is to facilitate the growth of new and existing telecommunication systems. Where possible it encourages the mounting of antenna on existing buildings and mast-sharing. It indicates operators should look carefully at materials, colours and design, to minimise obtrusiveness.</p> <p>Policy PS12 of the Local Plan Review states that the Council will permit utility services where there are no overriding environmental objections to either the siting or appearance of the installation and various other criteria are satisfied.</p>	
Consultees Responses	<p>While Whittle-le-Woods Parish Council expresses concern about the unknown effects of phone masts on health, it acknowledges that this installation is away from dwellings and its appearance reflects nearby street-furniture. It seeks an assurance that the proposed development will not narrow the footway near to a pedestrian-crossing point.</p>	
Third Party Representations	<p>The occupier of a dwelling fronting Shaw Brow objects to the application on the grounds that the proposed development will be a blot on the landscape.</p>	
Applicant's Case	<p>The applicant advises that :-</p> <p>a) the proposed installation is required as part of its 3G network to provide coverage along this part of the A6 and in the surrounding residential areas.</p>	

- b) alternative options have been explored but there is no existing mast within the area they can make use of, nor a building to mount their equipment other than one close to a school (St Johns Church), and other sites for the equipment would have greater visual impact for nearby residents or contravene Green Belt policy.
- c) the proposed structure is well-away from residential properties and will blend into the street-scene, reflecting the lighting-columns in the vicinity and with the high hedges/trees to each side of Preston Road at this point helping to form a screen/backdrop.
- d) the proposed installation will comply with ICNIRP guidelines on radiation emissions.

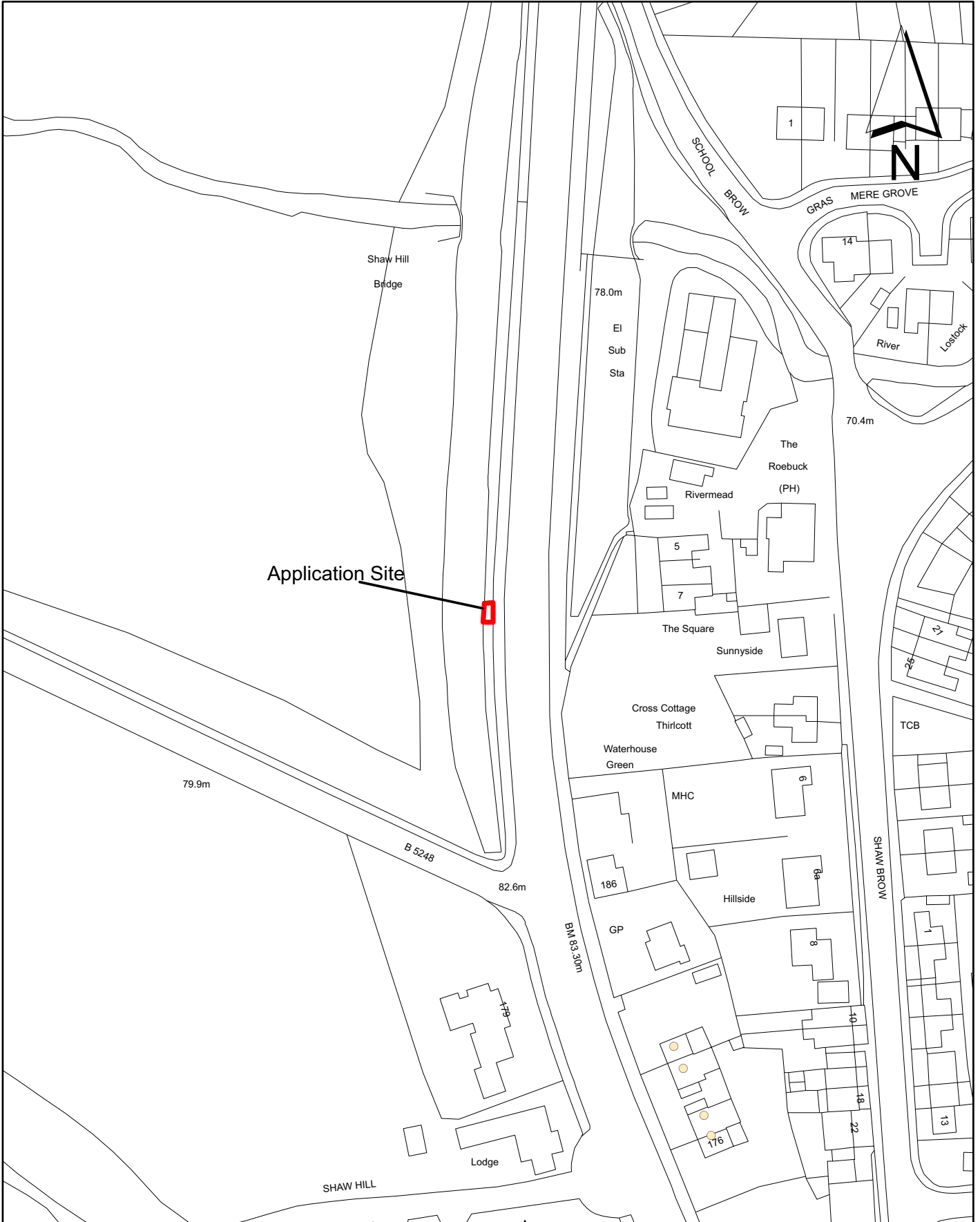
Assessment

I have no reason to doubt that Vodafone has need of a site within this general area if it is to provide a national 3G network. However, this being a Prior Notification application, the Council is not able to look at the full planning merits of the proposal, but must restrict itself to assessing whether prior approval of the siting and appearance of the proposed development should be sought.

I do not consider the proposal will detract to an unacceptable extent from the amenities any residents. The proposed installation will be sited more than 40m from the nearest dwellings, the high hedge/trees running to the east side of Preston Road screening it from view from these houses on Shaw Brow. Nor will it cause significant detriment to the character and appearance of the area in general. The installation will be somewhat higher than the 10m high lighting columns in the vicinity and will be sited adjacent to a 6+m high hedge running down the western side of Preston Road. In this context the proposed development will not appear unduly prominent or intrusive.

The proposed development will not narrow the pavement unduly and is well-away from the pedestrian-crossing point to the north side of the Preston Road/Dawson Lane junction.

**Recommendation: Prior App not reqd - Telecom
Conditions
None**



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 Head of Planning Services
 Chorley Borough Council

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Application No.

05/00351/TEL

Grid Ref:

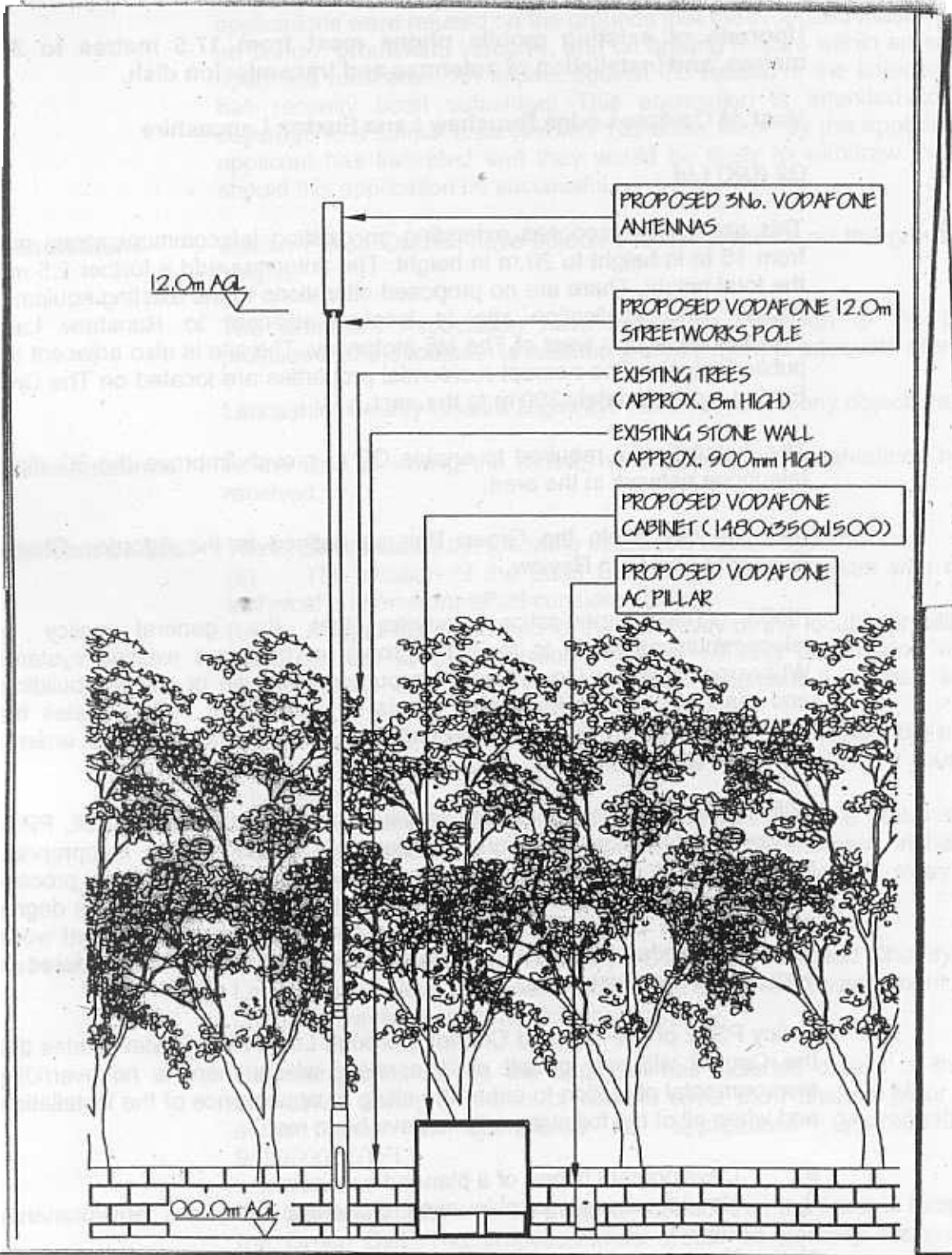
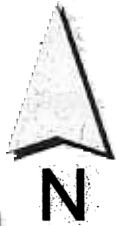
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Agenda Item No

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Application No.

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Item D. 3	05/00385/FUL	Permit
Case Officer	Mrs Helen Lowe	
Ward	Euxton North	
Proposal	Upgrade of existing mobile phone mast from 17.5 metres to 22.5 metres, and installation of antennae and transmission dish,	
Location	Mast At Oaktree Lodge Runshaw Lane Euxton Lancashire	
Applicant	O2 (UK) Ltd	
Proposal	<p>This application proposes extending an existing telecommunications mast from 15 m in height to 20 m in height. The antennae add a further 2.5 m to the total height. There are no proposed alterations to the existing equipment cabins. The application site is located adjacent to Runshaw Lane, approximately 70m west of The M6 motorway. The site is also adjacent to a public footpath. The nearest residential properties are located on The Croft, Euxton, approximately 200 m to the east.</p> <p>The installation is required to enable O2 to provide/improve the 3G digital telephone network in the area.</p>	
Policy	<p>The site lies within the Green Belt as defined in the Adopted Chorley Borough Local Plan Review.</p> <p>PPG8 (Telecommunications) states that the general policy on telecommunications is to facilitate growth of new and existing systems. Where possible the Government encourages the use of existing buildings and mast sharing, to keep new masts to a minimum. It also states that operators should look carefully at materials, colours and design, in order to minimise obtrusiveness.</p> <p>With regard to telecommunications development in the Green Belt, PPG8 states that telecommunications development is likely to be inappropriate unless it maintains openness. Inappropriate development may only proceed if very special circumstances are demonstrated, which outweigh the degree of harm to the Green Belt. The lack of a suitable alternative site that would meet the needs of network coverage or capacity might be considered as very special circumstances.</p> <p>Policy PS12 of the Adopted Chorley Borough Local Plan Review states that the Council will only permit utility services where there is no overriding environmental objection to either the siting or appearance of the installation, and when all of the following criteria have been met:</p> <p>a) Development is part of a planned expansion;</p>	

- b) No operational suitable sites elsewhere with less environmental impact;
- c) No reasonable possibility of sharing existing facilities;
- d) No reasonable possibility of erecting antennae on an existing building or structure;
- e) The visual impact of the development on the landscape has been minimised, subject to technical limitation.

Planning History

An application for prior approval as to the siting and design of 15 m high mast (total height 17.5m when including antennae) and housing equipment on the site was granted in December 1999 (reference 9/99/00787/MAS).

It is also relevant to note that two applications (submitted on behalf of O2) have recently been refused for a monopole mast adjacent to Lavinia on Euxton Lane (refs. 9/04/00939/FUL and 9/05/00071/TEL). These applications were refused on the grounds that the proposed mast would form an unduly, prominent, intrusive, and urbanising feature within an essentially open and rural area. An appeal against the refusal of the latter application has recently been submitted. This application is intended to provide coverage to a similar area (termed 'Runshaw Moor' by the applicants). The applicant has indicated that they would be likely to withdraw the appeal, should this application be successful.

Consultations

Euxton Parish Council have objected to the proposal on the grounds of its height.

The Ramblers Association have raised no objection to the proposal, provided that the footpath is retained and that there is adequate screening.

Lancashire County Council Highways have not raised any objections.

Representations

At the time of writing the report, no third party representations had been received.

Applicant's Case

The applicant states the following in support of their application:

- (a) The location of the Base Station has been chosen with regard to technical and environmental considerations.
- (b) Regard has been had to the sensitivity of the location in utilising the most discrete solution possible, and by utilising an existing mast, the environmental and visual impact of the equipment has been kept to a minimum.
- (c) The mast was originally positioned away from residential areas and close to the motorway, to reduce the impact on the surrounding environment.
- (d) The lattice structure, although higher, is seen as a better solution to the refused application on Euxton Road, and the increase in height is to compensate for the mast covering an area quite some way away from the location required.

Assessment

With regard to the criteria of policy PS12 of the Adopted Chorley Borough Local Plan Review, it is accepted that the proposed development would be part of a planned expansion (criterion (a)).

Regarding criterion (b), the applicant has included details of those sites discounted during a search for sites to cover the Runshaw Moor area (the same sites as considered in applications 9/04/00939/FUL & 9/05/00071/TEL).

Consideration must also be given to the fact that the mast is located within the Green Belt. The proposed mast would be partially screened, up to approximately half its height, by existing trees and hedges when viewed from Runshaw Lane. Although the mast would be a somewhat urbanising feature within a rural landscape and the increase in height would make the mast more visually prominent, given that there is a mast already on the site, it is considered that the increase in height would not be so great as to render the proposal unacceptable. I also do not consider that a higher mast would harm the openness of the Green Belt.

These reasons, together with the fact that an application for a mast to provide coverage to the same area has been refused planning consent elsewhere, mean that I am satisfied that the applicant has adequately demonstrated that there are no other operationally suitable sites elsewhere with less environmental impact, and that this amounts to very special circumstances to allow this development in the Green Belt.

It is considered that by upgrading an existing site, the proposal meets criteria (c) and (d).

Although the increase in height will increase the visual impact of the existing mast, the use of the lattice design minimises the visual intrusion caused. There is also some existing screening (see above). It is considered that one larger mast at a single site would be less visually intrusive in a wider sense than a proliferation of smaller masts across a wider area. The applicant has advised in discussions that the required level of coverage cannot be achieved if the height of the mast is reduced. The applicant has also been requested to provide a planting scheme to reduce the impact of the compound and equipment cabinets. It is therefore considered that the visual impact of the mast has been as minimised as possible (criterion (e)).

The proposal is accordingly recommended for approval.

Recommendation: Permit Conditions

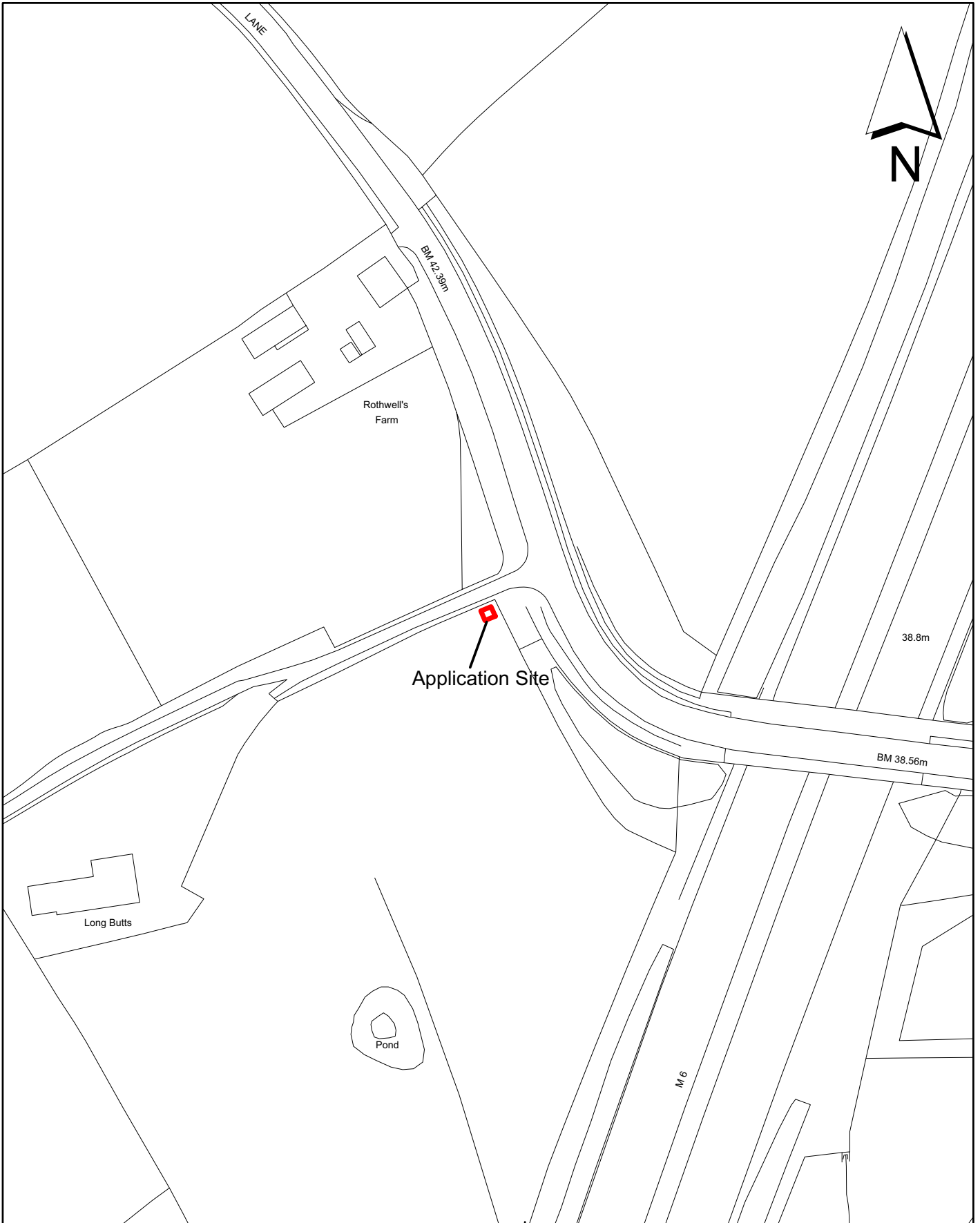
1. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding

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.

2. 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.



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Application No.

05/00385/FUL

Grid Ref:

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Agenda Item No

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Report

Report of	Meeting	Date	Item No
Head of Planning Services	Development Control Committee	24.05.2005	

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 14 April 2005 and 11 May 2005

Plan Ref 04/00548/LCC **Date Received** 14.05.2004 **Decision** Object
Ward: Adlington & **Date Decided** 03.05.2005
 Anderton

Proposal : Proposed play shelter, patio and play area with the erection of fencing to enclose the play area and small equipment store,
Location : Adlington C Of E School Park Road, Adlington, Chorley, Lancashire
Applicant: Lancashire County Property Group South Area Office, PO Box 26, Preston

Plan Ref 04/01126/TPO **Date Received** 05.10.2004 **Decision** Consent
Ward: Wheelton And **Date Decided** 14.04.2005
 Withnell

Proposal : Removal of limb from Beech tree and felling of two Oak trees covered by TPO No. 1 (Withnell) 1979,
Location : Top And Bottom Lodges Oakmere Avenue Withnell Chorley Lancashire
Applicant: Prince Albert Angling Society PO Box 151, Macclesfield, SK10 2HR

Plan Ref 04/01357/FUL **Date Received** 30.11.2004 **Decision** Permit
Ward: Pennine **Date Decided** 14.04.2005

Proposal : Proposed construction of a detached garage,
Location : Wogdens Farm Tithe Barn Lane Heapey Lancashire PR6 9BX
Applicant: Mr M Newhouse Wogdens Farm Tithe Barn Lane Heapey Lancashire PR6 9BX

Plan Ref 04/01372/FUL **Date Received** 02.12.2004 **Decision** Permit
Ward: Eccleston And **Date Decided** 21.04.2005
 Mawdesley

Proposal : Demolish existing vehicle repair workshop and parts dept and the construction of new replacement vehicle repair workshop, reception, parts storage, mot station and rapid fit bay, including mezzanine storage area at 1st floor,
Location : Citroen Dealership 98 Towngate Eccleston Lancashire PR7 5QS
Applicant: J A Rigbye And Sons 98 Towngate Eccleston Lancashire PR7 5QS

Continued....

Plan Ref 04/01380/FUL **Date Received** 06.12.2004 **Decision** Permit
Ward: Lostock **Date Decided** 26.04.2005

Proposal : Proposed single storey extension to the side and rear of the property
Location : 20 Turflands Croston Lancashire PR26 9RX
Applicant: Mr And Mrs Weatheritt 20 Turflands Croston Lancashire PR26 9RX

Plan Ref 04/01435/ECC **Date Received** 14.12.2004 **Decision** Objection/No
Details -
Ecclesiastical
Ward: Heath Charnock **Date Decided** 09.05.2005
And Rivington

Proposal : Notification of application for Ecclesiastical Exemption in respect of works to
churchyard,
Location : Rivington Parish Church Horrobin Lane Rivington Lancashire
Applicant: Parochial Church Council Rivington Parish Church Horrobin Lane Rivington

Plan Ref 05/00114/TPO **Date Received** 31.01.2005 **Decision** Consent
Ward: Wheelton And **Date Decided** 19.04.2005
Withnell

Proposal : Felling of Beech tree and dead wooding, crown thinning and tidying of two other
trees,
Location : Brinscall Hall Dick Lane Brinscall Lancashire PR6 8QH
Applicant: Mrs Averil Cairncross Brinscall Hall Dick Lane Brinscall Lancashire PR6 8QH

Plan Ref 05/00119/TPO **Date Received** 31.01.2005 **Decision** Refuse
Ward: Chorley South **Date Decided** 14.04.2005
East

Proposal : Crown thinning of 9 trees, and removal of one limb of beech tree (T2) covered by
TPO 21 (Chorley) 1991,
Location : Kinver House 6 Winchester Avenue Chorley Lancashire PR7 4AQ
Applicant: Mrs Margaret Tattersall Kinver House 6 Winchester Avenue Chorley Lancashire

Plan Ref 05/00172/FUL **Date Received** 18.02.2005 **Decision** Permit
Ward: Coppull **Date Decided** 14.04.2005

Proposal : Erection of first floor rear extension,
Location : 5 Coppull Hall Lane Coppull Lancashire PR7 4PP
Applicant: Mr & Mrs C Trundle 5 Coppull Hall Lane Coppull Lancashire PR7 4PP

Plan Ref 05/00181/OUT **Date Received** 18.02.2005 **Decision** Refusal
Ward: Chisnall **Date Decided** 15.04.2005

Proposal : Outline application for erection of detached dwelling,
Location : Land Adjoining Bimsons Farm Stocks Lane Heskin Lancashire PR7 5LT
Applicant: Mr & Mrs N Cowie Rose Cottage Moss Lane Wrightington Nr Wigan Lancashire

Plan Ref 05/00182/FUL **Date Received** 18.02.2005 **Decision** Refuse
Ward: Lostock **Date Decided** 15.04.2005

Proposal : Erection of conservatory to rear,
Location : The Oaks 225 Moor Road Croston Lancashire PR26 9HP
Applicant: Mr Hulston & Miss Egan The Oaks 225 Moor Road Croston Lancashire PR26 9HP

Plan Ref 05/00183/FUL **Date Received** 18.02.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 15.04.2005
West And
Cuerden

Proposal : Erection of first floor front extension over existing porch,
Location : 9 Stoney Holt Clayton-Le-Woods Leyland Lancashire PR25 5US
Applicant: Mr Hodgson, 9 Stoney Holt Clayton-Le-Woods Leyland Lancashire PR25 5US

Plan Ref 05/00190/FUL **Date Received** 22.02.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 19.04.2005
And Whittle-le-
Woods

Proposal : Erection of single storey side and rear extension, single storey front extension,
conversion of garage and formation of front bay window,
Location : 15 Ashdown Drive Clayton Le Woods Chorley Lancashire PR6 7SQ
Applicant: Mr A Scaney 15 Ashdown Drive Clayton Le Woods Chorley Lancashire PR6 7SQ

Plan Ref 05/00192/LCC **Date Received** 08.03.2005 **Decision** No objection
Ward: Lostock **Date Decided** 29.04.2005

Proposal : Installation of a 14' by 8' wooden storage facility,
Location : Bretherton Endowed C Of E School South Road Bretherton Lancashire PR26 9AH
Applicant: Grounds Support, MSS PO Box 61, County Hall, Preston, Lancashire

Plan Ref 05/00194/FUL **Date Received** 23.02.2005 **Decision** Permit
Ward: Euxton South **Date Decided** 19.04.2005

Proposal : Erection of two storey side extension,
Location : 63 Kingsway Euxton Chorley Lancashire PR7 6PR
Applicant: Mr Scott & Miss Ballard 63 Kingsway Euxton Chorley Lancashire PR7 6PR

Plan Ref 05/00197/FUL **Date Received** 25.02.2005 **Decision** Permit
Ward: Chorley North **Date Decided** 22.04.2005
West

Proposal : Erection of conservatory to rear,
Location : 25 Haigh Crescent Chorley Lancashire PR7 2QS
Applicant: Mr McCaa, 25 Haigh Crescent Chorley Lancashire PR7 2QS

Plan Ref 05/00199/FUL **Date Received** 24.02.2005 **Decision** Permit
Ward: Chisnall **Date Decided** 19.04.2005

Proposal : Proposed single storey extension to the rear of the property
Location : 19 Town Lane Charnock Richard Lancashire PR7 5HP
Applicant: Mr And Mrs P Finch 19 Town Lane Charnock Richard Lancashire PR7 5HP

Plan Ref 05/00200/FUL **Date Received** 24.02.2005 **Decision** Permit
Ward: Chisnall **Date Decided** 20.04.2005

Proposal : Erection of single storey rear extension,
Location : 75 Grange Drive Coppull Lancashire PR7 5FG
Applicant: Mr & Mrs Leach 75 Grange Drive Coppull Lancashire PR7 5FG

Plan Ref 05/00201/FUL **Date Received** 25.02.2005 **Decision** Permit
Ward: Eccleston And Mawdesley **Date Decided** 20.04.2005

Proposal : Erection of conservatory to side,
Location : The Brookery 16A Bradshaw Lane Mawdesley Ormskirk, Lancashire
Applicant: Mr & Mrs Ainsworth The Brookery 16A Bradshaw Lane Mawdesley Ormskirk

Plan Ref 05/00203/FUL **Date Received** 25.02.2005 **Decision** Permit
Ward: Clayton-le-Woods North **Date Decided** 22.04.2005

Proposal : Erection of single storey side extension to replace existing garage,
Location : 21 Kiln Croft Clayton-Le-Woods Chorley Lancashire PR6 7UA
Applicant: Mr & Mrs S Macdonald 21 Kiln Croft Clayton-Le-Woods Chorley Lancashire

Plan Ref 05/00205/REM **Date Received** 28.02.2005 **Decision** Approve
Ward: Astley And Buckshaw **Date Decided** 21.04.2005

Proposal : Reserved Matters Application for a link road to serve Parcel A,
Location : Royal Ordnance Site Including Land Between Dawson Lane And Euxton Lane Euxton Lancashire
Applicant: Redrow Homes (Lancs) Ltd Redrow House Holden Road Leigh WN7 1HH

Plan Ref 05/00206/REM **Date Received** 28.02.2005 **Decision** Approve
Ward: Astley And Buckshaw **Date Decided** 21.04.2005

Proposal : Reserved Matters Application for a link road to serve Parcel A,
Location : Royal Ordnance Site Including Land Between Dawson Lane And Euxton Lane Euxton Lancashire
Applicant: Redrow Homes (Lancs) Ltd Redrow House Holden Road Leigh WN7 1HH

Plan Ref 05/00209/FUL **Date Received** 25.02.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 22.04.2005
Mawdesley

Proposal : Erection of replacement dwelling and detached garage,
Location : 6 Red House Lane Eccleston Lancashire PR7 5RH
Applicant: Mr & Mrs Thompson 6 Red House Lane Eccleston Lancashire PR7 5RH

Plan Ref 05/00210/FUL **Date Received** 25.02.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 22.04.2005
And Whittle-le-
Woods

Proposal : Erection of two storey rear extension and conversion of existing garage into living accommodation,
Location : 25 Lupin Close Whittle-Le-Woods Chorley Lancashire PR6 7RG
Applicant: Mr G Fernie 25 Lupin Close Whittle-Le-Woods Chorley Lancashire PR6 7RG

Plan Ref 05/00211/FUL **Date Received** 25.02.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 22.04.2005
And Whittle-le-
Woods

Proposal : Erection of single storey rear extension,
Location : 9 St Helens Road Whittle-Le-Woods Chorley Lancashire PR6 7NQ
Applicant: Mr & Mrs Boyd 9 St Helens Road Whittle-Le-Woods Chorley Lancashire PR6 7NQ

Plan Ref 05/00212/FUL **Date Received** 01.03.2005 **Decision** Permit
Ward: Coppull **Date Decided** 14.04.2005

Proposal : First floor and two storey side extension and conversion of garage to study
Location : 23 Alder Grove Coppull Chorley Lancashire PR7 4QL
Applicant: Mr & Mrs Moore, 23 Alder Grove Coppull Chorley Lancashire PR7 4QL

Plan Ref 05/00213/FUL **Date Received** 25.02.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 22.04.2005
And Whittle-le-
Woods

Proposal : Erection of conservatory to rear,
Location : The Hynings Shaw Hill Drive Whittle-Le-Woods Lancashire PR6 7PN
Applicant: Mr & Mrs Watmough The Hynings Shaw Hill Drive Whittle-Le-Woods Lancashire

Plan Ref 05/00214/FUL **Date Received** 28.02.2005 **Decision** Refuse
Ward: Euxton South **Date Decided** 25.04.2005

Proposal : Proposed rear single storey extension
Location : The Bungalow A Dawbers Lane Euxton Lancashire PR7 6EW
Applicant: Mr Steven Wrigley The Bungalow A Dawbers Lane Euxton Lancashire PR7 6EW

Plan Ref 05/00215/FUL **Date Received** 28.02.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 20.04.2005
And Whittle-le-Woods

Proposal : Erection of single storey side and rear extension,
Location : 31 Bearswood Croft Clayton-Le-Woods Chorley Lancashire PR6 7SJ
Applicant: Mr & Mrs Brooks 31 Bearswood Croft Clayton-Le-Woods Chorley Lancashire

Plan Ref 05/00216/FUL **Date Received** 28.02.2005 **Decision** Permit
Ward: Chisnall **Date Decided** 25.04.2005

Proposal : Erection of single and two storey extensions to side, and single storey front and rear extensions,
Location : 18 Tansley Avenue Coppull Lancashire PR7 5DJ
Applicant: Mr H Woodman 18 Tansley Avenue Coppull Lancashire PR7 5DJ

Plan Ref 05/00217/FUL **Date Received** 28.02.2005 **Decision** Refuse
Ward: Heath Charnock **Date Decided** 25.04.2005
And Rivington

Proposal : Erection of agricultural workers dwelling,
Location : Bramblewood Nursery Wigan Lane Heath Charnock Lancashire PR7 4DD
Applicant: Mr & Mrs T M Stobbs Bramblewood Nursery Wigan Lane Heath Charnock

Plan Ref 05/00219/FUL **Date Received** 01.03.2005 **Decision** Refuse
Ward: Lostock **Date Decided** 26.04.2005

Proposal : Demolition of rear porch and reconstruction within reconfigured rear extension
Location : Bank House 21 Grape Lane Croston Lancashire PR26 9HB
Applicant: Mr And Mrs J Cameron Bank House 21 Grape Lane Croston Lancashire

Plan Ref 05/00220/LBC **Date Received** 01.03.2005 **Decision** Refuse
Ward: Lostock **Date Decided** 26.04.2005

Proposal : Demolition with rear porch and reconfiguration within reconfigured rear extension
Location : Bank House 21 Grape Lane Croston Lancashire PR26 9HB
Applicant: Mr And Mrs J Cameron Bank House 21 Grape Lane Croston Lancashire

Plan Ref 05/00221/FUL **Date Received** 02.03.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 25.04.2005
North

Proposal : Erection of conservatory to rear,
Location : 40 Cam Wood Fold Clayton-Le-Woods Chorley Lancashire PR6 7SD
Applicant: Mrs Curtis 40 Cam Wood Fold Clayton-Le-Woods Chorley Lancashire PR6 7SD

Plan Ref 05/00222/FUL **Date Received** 01.03.2005 **Decision** Permit
Ward: Chorley South **Date Decided** 14.04.2005
West

Proposal : Proposed conservatory to the rear of the property
Location : 160 Draperfield Chorley Lancashire PR7 3PP
Applicant: Mr And Mrs Bibby 160 Draperfield Chorley Lancashire PR7 3PP

Plan Ref 05/00223/FUL **Date Received** 03.03.2005 **Decision** Permit
Ward: Chorley North **Date Decided** 14.04.2005
West

Proposal : Proposed positioning and routing for exterior ventilation and duct work
Location : 34 Market Street Chorley Lancashire PR7 2SE
Applicant: Mr M Bulut, 3 Moores Lane, Standish, Wigan, WN6 0JD

Plan Ref 05/00224/FUL **Date Received** 01.03.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 25.04.2005
West And
Cuerden

Proposal : Erection of conservatory to rear,
Location : 32 Lancaster Lane Clayton-Le-Woods Lancashire PR25 5SN
Applicant: Mr & Mrs Joyce 32 Lancaster Lane Clayton-Le-Woods Lancashire PR25 5SN

Plan Ref 05/00225/TPO **Date Received** 03.03.2005 **Decision** Consent
Ward: Clayton-le-Woods **Date Decided** 26.04.2005
And Whittle-le-
Woods

Proposal : 10 % crown reduction on 4 oak trees
Location : 5 The Walled Garden Whittle-Le-Woods Lancashire PR6 7PD
Applicant: Mr Alan Morrow 5 The Walled Garden Whittle-Le-Woods Lancashire PR6 7PD

Plan Ref 05/00226/FUL **Date Received** 04.03.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 29.04.2005
Mawdesley

Proposal : Proposed two storey extension to the side and rear of the property
Location : 31 Red House Lane Eccleston Lancashire PR7 5RH
Applicant: Mr And Mrs Hall 31 Red House Lane Eccleston Lancashire PR7 5RH

Plan Ref 05/00228/FUL **Date Received** 03.03.2005 **Decision** Permit
Ward: Chisnall **Date Decided** 14.04.2005

Proposal : Erection of single storey side extension and rear conservatory,
Location : 50 Church Lane Charnock Richard Lancashire PR7 3RB
Applicant: Mr & Mrs Finney 50 Church Lane Charnock Richard Lancashire PR7 3RB

Plan Ref 05/00230/FUL **Date Received** 04.03.2005 **Decision** Permit
Ward: Brindle And **Date Decided** 26.04.2005
Hoghton

Proposal : Erection of wooden stables for 2/3 horses, tack room and integral hay store
Location : Mintholme Barn Private Road Brindle Lancashire PR5 0DE
Applicant: Mr Darren Strange Mintholme Barn Private Road Brindle Lancashire PR5 0DE

Plan Ref 05/00233/FUL **Date Received** 07.03.2005 **Decision** Permit
Ward: Euxton South **Date Decided** 14.04.2005

Proposal : Plot substitution to plots 39-44 to increase numbers to 48 plots, with inclusion of 4 no. 1 bedroom apartments (Amendment to 03/00395)
Location : Land Adjacent Euxton Railway Station Balshaw Lane Euxton Lancashire
Applicant: Chelford Homes Ltd, Balmoral House, Ackhurst Park, Chorley, Lancashire

Plan Ref 05/00234/TCON **Date Received** 07.03.2005 **Decision** Consent
Ward: Wheelton And **Date Decided** 29.04.2005
Withnell

Proposal : Removal of Coppiced trees within the Withnell Fold Conservation Area,
Location : Junior Lodge Withnell Fold Withnell Lancashire
Applicant: Withnell Angling Club C/o Agent

Plan Ref 05/00235/FUL **Date Received** 04.03.2005 **Decision** Permit
Ward: Coppull **Date Decided** 25.04.2005

Proposal : Erection of conservatory to rear,
Location : 82 Pear Tree Avenue Coppull Chorley Lancashire PR7 4NL
Applicant: Mrs A Mason 82 Pear Tree Avenue Coppull Chorley Lancashire PR7 4NL

Plan Ref 05/00236/FUL **Date Received** 04.03.2005 **Decision** Permit
Ward: Chisnall **Date Decided** 25.04.2005

Proposal : Erection of single storey side extension,
Location : 6 Manor Way Coppull Lancashire PR7 5FH
Applicant: Mr & Mrs Parry 6 Manor Way Coppull Lancashire PR7 5FH

Plan Ref 05/00237/OUT **Date Received** 07.03.2005 **Decision** Refusal
Ward: Clayton-le-Woods **Date Decided** 14.04.2005
And Whittle-le-Woods

Proposal : Outline application for the erection of 1 detached dwelling and garage (renewal of outline planning permission 9/02/099/OUT),
Location : Land Rear Of 209 - 213 Preston Road, Whittle Le Woods, Chorley, Lancashire.
Applicant: Lawson Margerison Partnership, The Old Savings Bank, 213 Preston Road, Whittle-le-Woods, Chorley

Plan Ref 05/00238/FUL **Date Received** 04.03.2005 **Decision** Permit
Ward: Chisnall **Date Decided** 25.04.2005

Proposal : Erection of two storey rear extension,
Location : 8 Manor Way Coppull Lancashire PR7 5FH
Applicant: Mr & Mrs Monks 8 Manor Way Coppull Lancashire PR7 5FH

Plan Ref 05/00239/FUL **Date Received** 07.03.2005 **Decision** Permit
Ward: Chorley North **Date Decided** 26.04.2005
West

Proposal : Erection or rear conservatory to replace existing,
Location : 12 Beatty Avenue Chorley Lancashire PR7 2PR
Applicant: Mr & Mrs L Marsden 12 Beatty Avenue Chorley Lancashire PR7 2PR

Plan Ref 05/00240/FUL **Date Received** 04.03.2005 **Decision** Permit
Ward: Euxton South **Date Decided** 26.04.2005

Proposal : Proposed one and two storey side extension, single storey front extension
incorporating a porch
Location : 157 Bredon Avenue Euxton Lancashire PR7 6NS
Applicant: Mr D Thompson 157 Bredon Avenue Euxton Lancashire PR7 6NS

Plan Ref 05/00242/FUL **Date Received** 07.03.2005 **Decision** Permit
Ward: Adlington & **Date Decided** 26.04.2005
Anderton

Proposal : Erection of two storey side and rear extension, single storey extensions to side and
rear, and formation of roof dormer to rear,
Location : 14 Mayfield Avenue Adlington Chorley Lancashire PR6 9QE
Applicant: C Dugdill 14 Mayfield Avenue Adlington Chorley Lancashire PR6 9QE

Plan Ref 05/00244/FUL **Date Received** 07.03.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 29.04.2005
And Whittle-le-
Woods

Proposal : Erection of single storey rear extension,
Location : 207 Preston Road Whittle-Le-Woods Lancashire PR6 7PS
Applicant: Whittle Dental Practise 207 Preston Road Whittle-Le-Woods Lancashire PR6 7PS

Plan Ref 05/00245/FUL **Date Received** 08.03.2005 **Decision** Permit
Ward: Chorley South **Date Decided** 29.04.2005
East

Proposal : Erection of extractor to rear,
Location : 23 Cunliffe Street Chorley Lancashire PR7 2BA
Applicant: Mr Wai Sum Chan 30 Laburnum Close, Burnley, Lancashire, BB11 4DJ

Plan Ref 05/00246/ADV **Date Received** 07.03.2005 **Decision** Consent
Ward: Chorley North **Date Decided** 29.04.2005
West

Proposal : Erection of 1 fascia sign and 1 projecting sign (both internally illuminated) to front of shop,
Location : 48 - 50 Pall Mall Chorley Lancashire PR7 2LE
Applicant: William Hill Organisation 15 Mark Lane Leeds West Yorkshire LS1 8LB

Plan Ref 05/00248/LCC **Date Received** 09.03.2005 **Decision** Object
Ward: Chorley East **Date Decided** 03.05.2005

Proposal : Single storey extension to provide a children's centre initiative attached to the existing school nursery,
Location : Highfield County Primary School Wright Street Chorley Lancashire PR6 0SL
Applicant: Lancashire County Council Education Department PO Box 61 County Hall Preston

Plan Ref 05/00251/FUL **Date Received** 08.03.2005 **Decision** Permit
Ward: Euxton South **Date Decided** 26.04.2005

Proposal : Demolish existing conservatory and replace with rear extension and other external alterations
Location : Shaw Green Farm Cottage Dawbers Lane Euxton Lancashire PR7 6EU
Applicant: Mr Howell And Ms J Pritchard Shaw Green Farm Cottage Dawbers Lane Euxton

Plan Ref 05/00252/FUL **Date Received** 08.03.2005 **Decision** Permit
Ward: Adlington & **Date Decided** 27.04.2005
Anderton

Proposal : Erection of conservatory to rear,
Location : 32 Greenfield Road Adlington Lancashire PR6 9NB
Applicant: Mrs E Pye 32 Highfield Road Adlington Lancashire PR6 9RH

Plan Ref 05/00253/FUL **Date Received** 08.03.2005 **Decision** Permit
Ward: Chorley South **Date Decided** 03.05.2005
East

Proposal : Alterations to shop front,
Location : 3 New Market Street Chorley Lancashire PR7 1BY
Applicant: Fairfax Securities Ltd Fairfax House 38 The Grove Ilkley West Yorkshire LS29 9EE

Plan Ref 05/00254/FUL **Date Received** 08.03.2005 **Decision** Permit
Ward: Chorley South **Date Decided** 03.05.2005
West

Proposal : Erection of two storey and single storey rear extension,
Location : 24 Firtree Close Chorley Lancashire PR7 3TB
Applicant: Mr & Mrs Williams 24 Firtree Close Chorley Lancashire PR7 3TB

Plan Ref 05/00255/FUL **Date Received** 08.03.2005 **Decision** Permit
Ward: Astley And **Date Decided** 29.04.2005
Buckshaw

Proposal : Erection of single storey extension to rear of school,
Location : Oliver House Hallgate Astley Village Lancashire
Applicant: Peter Watson Oliver House Hallgate Astley Village Lancashire PR7 1XA

Plan Ref 05/00256/FUL **Date Received** 10.03.2005 **Decision** Permit
Ward: Adlington & **Date Decided** 04.05.2005
Anderton

Proposal : Proposed single storey side extension
Location : 42 Windermere Drive Adlington Chorley Lancashire PR6 9PD
Applicant: Mr And Mrs Elliott 42 Windermere Drive Adlington Chorley Lancashire PR6 9PD

Plan Ref 05/00258/FUL **Date Received** 11.03.2005 **Decision** Permit
Ward: Euxton South **Date Decided** 28.04.2005

Proposal : Demolish rear porch and detached garage and erect single storey extension to the side and rear of the property
Location : 29 Queensway Euxton Lancashire PR7 6PN
Applicant: J Ridgway 29 Queensway Euxton Lancashire PR7 6PN

Plan Ref 05/00260/ADV **Date Received** 09.03.2005 **Decision** Consent
Ward: Chorley South **Date Decided** 04.05.2005
East

Proposal : Retrospective application for the erection of five internally illuminated signs,
Location : Premier Lodge Millers Bolton Road Chorley Lancashire
Applicant: Whitbread Plc Oakley House Oakley Road Leagrave Luton LU4 9QH

Plan Ref 05/00261/FUL **Date Received** 10.03.2005 **Decision** Permit
Ward: Chisnall **Date Decided** 05.05.2005

Proposal : Demolition of rear shed and erection of conservatory, dormer to side elevation and a pitched roof over kitchen to the rear of the property
Location : 15 Wood Lane Heskin Lancashire PR7 5PA
Applicant: Mr J Whitmarsh 15 Wood Lane Heskin Lancashire PR7 5PA

Plan Ref 05/00262/FUL **Date Received** 09.03.2005 **Decision** Refuse
Ward: Chisnall **Date Decided** 04.05.2005

Proposal : Erection of two storey side extension, formation of pitched roof over existing rear extension, and loft conversion,
Location : 102 Preston Road Coppull Lancashire PR7 5DW
Applicant: Mr S Hogg & Miss L Porter 102 Preston Road Coppull Lancashire PR7 5DW

Plan Ref 05/00263/FUL **Date Received** 10.03.2005 **Decision** Permit
Ward: Pennine **Date Decided** 04.05.2005

Proposal : Erection of conservatory to side and rear,
Location : 1 The Dell Heapey Lancashire PR6 9AH
Applicant: Mr & Mrs Jones 1 The Dell Heapey Lancashire PR6 9AH

Plan Ref 05/00264/FUL **Date Received** 10.03.2005 **Decision** Permit
Ward: Chisnall **Date Decided** 04.05.2005

Proposal : Proposed conservatory to the rear of the property
Location : 6 Hill View Drive Coppull Chorley Lancashire PR7 5DG
Applicant: Mr And Mrs Marsh 6 Hill View Drive Coppull Chorley Lancashire PR7 5DG

Plan Ref 05/00265/FUL **Date Received** 10.03.2005 **Decision** Permit
Ward: Chorley South
West **Date Decided** 05.05.2005

Proposal : Erection of two storey side extension and single storey rear extension,
Location : 3 Woodlands Meadow Chorley Lancashire PR7 3QH
Applicant: Mr & Mrs Vickers 3 Woodlands Meadow Chorley Lancashire PR7 3QH

Plan Ref 05/00266/FUL **Date Received** 10.03.2005 **Decision** Permit
Ward: Lostock **Date Decided** 04.05.2005

Proposal : Proposed alterations to existing vehicular access
Location : Brook Farm North Road Bretherton Lancashire PR26 9AY
Applicant: Mr And Mrs N Graham Brook Farm North Road Bretherton Lancashire PR26 9AY

Plan Ref 05/00268/FUL **Date Received** 10.03.2005 **Decision** Permit
Ward: Pennine **Date Decided** 29.04.2005

Proposal : Erection of conservatory to rear,
Location : 7 Tormore Close Heapey Lancashire PR6 9BP
Applicant: Mr & Mrs Anderton 7 Tormore Close Heapey Lancashire PR6 9BP

Plan Ref 05/00270/FUL **Date Received** 23.02.2005 **Decision** Permit
Ward: Eccleston And
Mawdesley **Date Decided** 19.04.2005

Proposal : First Floor extension to the side of the property
Location : Belvedere Westminster Place Eccleston Lancashire PR7 5QP
Applicant: Mr And Mrs Turner Belvedere Westminster Place Eccleston Lancashire PR7 5QP

Plan Ref 05/00271/LBC **Date Received** 15.03.2005 **Decision** Grant
Ward: Astley And **Date Decided** 09.05.2005
Buckshaw

Proposal : Listed Building Consent for the part demolition and re-building of ex (west) gable wall and corner with southern elevation .
Location : Stansfield House Barn Euxton Lane Euxton Lancashire PR7 6DL
Applicant: Mr And Mrs Harasimuik Stansfield House Farm Euxton Lane Euxton Lancashire

Plan Ref 05/00272/FUL **Date Received** 11.03.2005 **Decision** Permit
Ward: Chisnall **Date Decided** 05.05.2005

Proposal : Erection of single storey side extension,
Location : 41 Bogburn Lane Coppull Chorley Lancashire PR7 5JF
Applicant: Mr Baker 41 Bogburn Lane Coppull Chorley Lancashire PR7 5JF

Plan Ref 05/00275/FUL **Date Received** 16.03.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 09.05.2005
Mawdesley

Proposal : Loft conversion and a dormer to the rear elevation
Location : 4 Snipewood Eccleston Chorley Lancashire PR7 5RQ
Applicant: Mr And Mrs Harkness 4 Snipewood Eccleston Chorley Lancashire PR7 5RQ

Plan Ref 05/00276/FUL **Date Received** 11.03.2005 **Decision** Refuse
Ward: Heath Charnock **Date Decided** 06.05.2005
And Rivington

Proposal : Erection of two storey rear extension (raising ridge of existing dwelling), single storey side extension incorporating balcony on roof, and front porch,
Location : Kays Farmhouse Back Lane Heath Charnock Lancashire PR6 9DW
Applicant: Mr & Mrs Alston Kays Farmhouse Back Lane Heath Charnock Lancashire

Plan Ref 05/00280/FUL **Date Received** 14.03.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 03.05.2005
Mawdesley

Proposal : Erection of rear conservatory to replace existing,
Location : 48 Richmond Road Eccleston Chorley Lancashire PR7 5SR
Applicant: Mr A Kewen 48 Richmond Road Eccleston Chorley Lancashire PR7 5SR

Plan Ref 05/00282/FUL **Date Received** 14.03.2005 **Decision** Permit
Ward: Coppull **Date Decided** 09.05.2005

Proposal : Erection of single storey rear extension,
Location : 12 Longworth Avenue Coppull Chorley Lancashire PR7 4PL
Applicant: Mr I Farnworth 12 Longworth Avenue Coppull Chorley Lancashire PR7 4PL

Plan Ref 05/00284/FUL **Date Received** 14.03.2005 **Decision** Permit
Ward: Coppull **Date Decided** 09.05.2005

Proposal : Erection of single storey rear and side extension,
Location : 19A Clancutt Lane Coppull Chorley Lancashire PR7 4NR
Applicant: Mr & Mrs Tembe 19A Clancutt Lane Coppull Chorley Lancashire PR7 4NR

Plan Ref 05/00285/FUL **Date Received** 15.03.2005 **Decision** Permit
Ward: Chorley East **Date Decided** 09.05.2005

Proposal : Erection of rear conservatory,
Location : 64 Yarrow Road Chorley Lancashire PR6 0LY
Applicant: Mr & Mrs Gregson 64 Yarrow Road Chorley Lancashire PR6 0LY

Plan Ref 05/00290/FUL **Date Received** 16.03.2005 **Decision** Permit
Ward: Adlington & **Date Decided** 09.05.2005
Anderton

Proposal : Proposed conservatory to the rear of the property
Location : 58 Fairview Drive Adlington Lancashire PR6 9SB
Applicant: Mr Shaw And Ms Jones 58 Fairview Drive Adlington Lancashire PR6 9SB

Plan Ref 05/00294/TPO **Date Received** 17.03.2005 **Decision** Consent
Ward: Chorley North **Date Decided** 09.05.2005
East

Proposal : Removal of cherry tree covered by TPO No. 9 (Chorley) 1992,
Location : Unitarian Chapel Park Street Chorley Lancashire PR7 1ER
Applicant: Mr K C Ratcliffe 48 Langdale Road Leyland Lancashire PR25 3AS

Plan Ref 05/00296/FUL **Date Received** 10.03.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 03.05.2005
Mawdesley

Proposal : Erection of rear conservatory to replace existing,
Location : 46 Richmond Road Eccleston Chorley Lancashire PR7 5SR
Applicant: Mr & Mrs J Halpin 46 Richmond Road Eccleston Chorley Lancashire PR7 5SR

Plan Ref 05/00298/TPO **Date Received** 21.03.2005 **Decision** Consent
Ward: Euxton South **Date Decided** 03.05.2005

Proposal : Felling of tree covered by TPO No. 2 (Euxton) 1976,
Location : 44 Princess Way Euxton Chorley Lancashire PR7 6PJ
Applicant: Mr A N Dobbie 44 Princess Way Euxton Chorley Lancashire PR7 6PJ

Plan Ref 05/00303/FUL **Date Received** 21.03.2005 **Decision** Refuse
Ward: Eccleston And **Date Decided** 03.05.2005
Mawdesley

Proposal : Erection of conservatory to rear
Location : Blackmoor Farm Barn Black Moor Road Mawdesley Lancashire L40 2QE
Applicant: Mr Holland, Blackmoor Farm Barn Black Moor Road Mawdesley Lancashire

Plan Ref 05/00304/FUL **Date Received** 21.03.2005 **Decision** Permit
Ward: Chorley South **Date Decided** 09.05.2005
East

Proposal : Demolish existing detached garage and erect a two storey rear extension
Location : 8 Little Carr Lane Chorley Lancashire PR7 3JT
Applicant: Mr And Mrs P Robinson 8 Little Carr Lane Chorley Lancashire PR7 3JT

Plan Ref 05/00308/FUL **Date Received** 23.03.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 28.04.2005
West And
Cuerden

Proposal : Conservatory to the rear
Location : 7 Cyclamen Close Clayton-Le-Woods Preston Lancashire PR25 5LW
Applicant: Mr And Mrs Coan 7 Cyclamen Close Clayton-Le-Woods Preston Lancashire

Plan Ref 05/00309/FUL **Date Received** 22.03.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 29.04.2005
Mawdesley

Proposal : First floor side extension
Location : The Old School House 10 Hurst Green Mawdesley Lancashire L40 2QT
Applicant: Rev. Canon K. D. Gordan MA The Old School House 10 Hurst Green Mawdesley

Plan Ref 05/00313/CTY **Date Received** 17.03.2005 **Decision** No objection
Ward: Euxton South **Date Decided** 20.04.2005

Proposal : Temporarily widen an existing access for construction traffic,
Location : Land 70m West Of 3 Dawbers Lane Euxton Lancashire
Applicant: United Utilities Service Delivery Lingley Mere Business Park Lingley Green Avenue
Great Sankey Warrington WA5 3LP

Plan Ref 05/00318/FUL **Date Received** 23.03.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 27.04.2005
Mawdesley

Proposal : Erection of single storey rear extension, and conservatory to side,
Location : 57 Gorse Lane Mawdesley Ormskirk Lancashire L40 3TE
Applicant: Mr & Mrs M Foster 57 Gorse Lane Mawdesley Ormskirk Lancashire L40 3TE

Plan Ref 05/00329/FUL
Ward: Eccleston And
Mawdesley

Date Received 29.03.2005
Date Decided 03.05.2005

Decision Permit

Proposal : Erection of front porch,
Location : 31 Hurst Green Mawdesley Lancashire L40 2QS
Applicant: Mr & Mrs Sexton 31 Hurst Green Mawdesley Lancashire L40 2QS

Report of	Meeting	Date
Head of Planning Services	Development Control Committee	24.05.2005

ENFORCEMENT ITEM

UNDERTAKING OF ENGINEERING OPERATIONS PURSUANT TO THE CONSTRUCTION OF A HARDSTANDING AND THE CONSTRUCTION OF A MOUND ON LAND AT SOUTH MIRY FOLD FARM, BRIERS BROW , WHEELTON

PURPOSE OF REPORT

1. To consider whether it is expedient to take enforcement action in respect of the above case.

CORPORATE PRIORITIES

2. This report raises no issues of corporate priorities .

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND TO DEVELOPMENT

4. Work has been undertaken on farm land at this property involving the scraping off of earth on a triangular shaped wedge of land measuring approximately 35m x 55m x 80m to form a mound or bund area approximately 1.3m high by 3 to 4 metres wide and extending over a length of 70 metres. Subsequently hard core material has been imported to the site and laid over the area of land where the former top surface has been removed. The material however has not been crushed or levelled. These are engineering operations constituting development within the definitions of development in the Town and Country Planning Act 1990 .

The apparent intention of the development is to establish a hardstanding for use by the applicant to store farm materials, fodder and to park a tractor and various items of plant and machinery. A planning application for the development is also to be considered by Committee under reference 05/301 at this Committee.

DEVELOPMENT PLAN POLICY

5. Policy DC1 of the Adopted Borough Local Plan Review is the most relevant development plan policy and it identifies a general Green Belt presumption against new development unless requisite for the purposes of agriculture or forestry or



except in very special circumstances; also PPG2 Green Belts is a relevant material consideration and cites the functions of the Green Belt. Maintaining the openness of the Green Belt as a particular function of the application of Green Belt policy nationally and locally.

ASSESSMENT

6. The main issues to consider are the appropriateness of the development in the Green Belt, any harm to the openness of the Green Belt and any harm from encroachment of development in the countryside. All these aspects are fully assessed in the application report. The conclusions drawn are that the development is neither appropriate nor essential pursuant to the existing use of the farm. The use of the land for storage and parking would be visually intrusive, while the man-made bund would does not relate to the natural landscape or local topography. Furthermore, it is not considered that there are any very special circumstances warranting departure from strict green belt policy. It is considered that this is inappropriate development that detracts from the character and appearance of the Green Belt as well as impinging upon the openness of the Green Belt. It is recommended that enforcement action should be undertaken to remedy the breach of planning control in this case.

COMMENTS OF THE DIRECTOR OF FINANCE

7. No comments .

COMMENTS OF THE HEAD OF HUMAN RESOURCES

8. No comments .

RECOMMENDATION

9. That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following identified breaches of planning control :
 - a) The deposit of hardcore to form a hardstanding upon the area identified upon the enclosed plan.
 - b) The formation of an earth bund.

Requirements of the Enforcement Notice

- 1) Remove the hardcore from the land.
- 2) Excavate and remove the bund.

Period for Compliance

3 months

Reason

The development is contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review and the provisions of Planning Policy Guidance Note No. 2 ' Green Belts ' in that on this site which is allocated as land within the Green Belt upon the Proposals Map to the Local Plan Review, the parking and storage of vehicles, plant

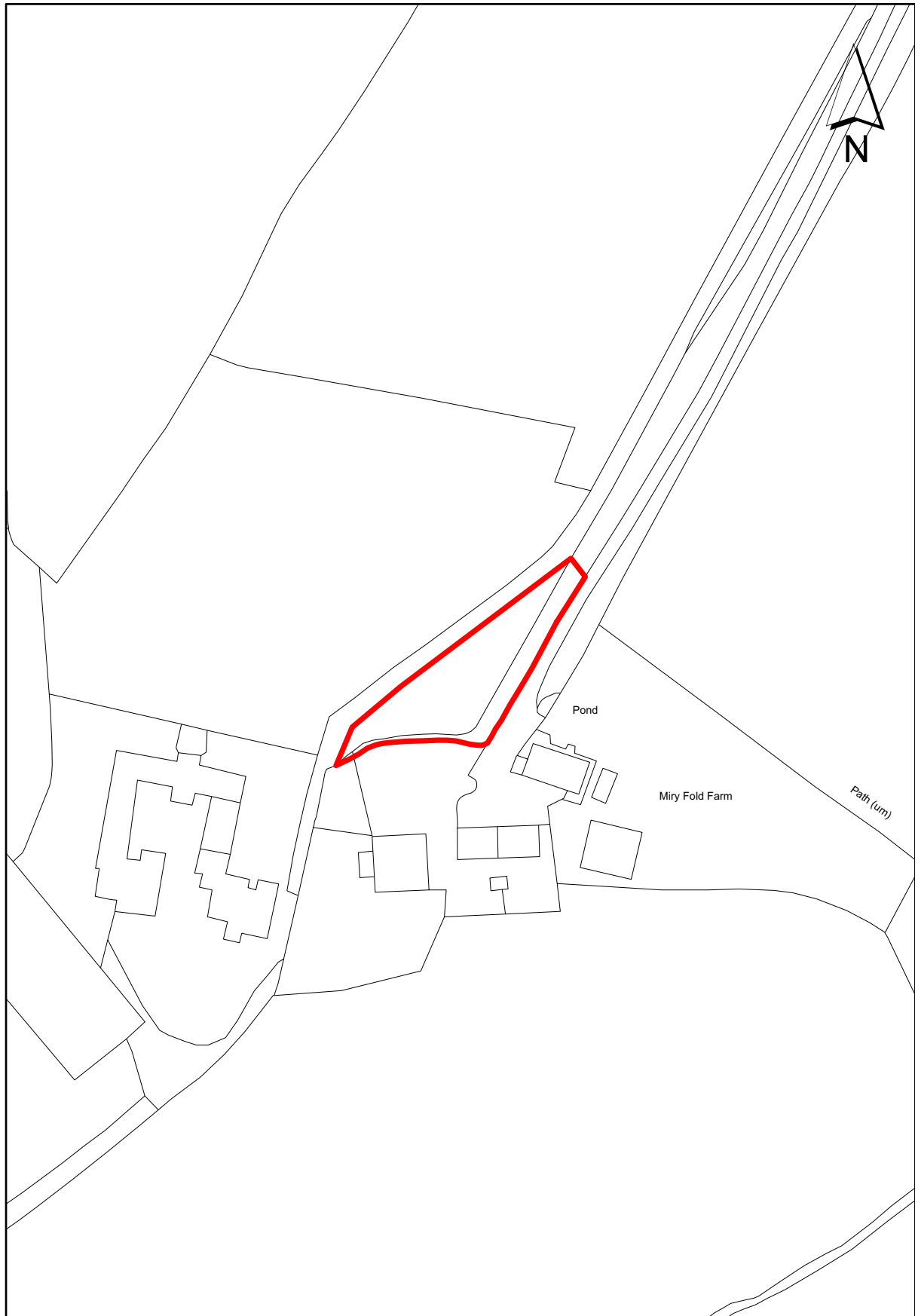
and machinery together with the storage of agricultural materials upon the intended hardstanding would represent a significant visual intrusion upon prominent open land in the countryside adjacent to a public right of way. This resultant use of the hardstanding is considered to be an inappropriate one in the Green Belt that would be harmful to the character of the Green Belt, impinge upon its openness and result in an unwarranted encroachment into a countryside area. To allow the development under these circumstances would create an unwarranted precedent for similar uses of land in the Green Belt, which the Local Planning Authority would find difficult to resist.

Furthermore, the creation of the earth bund creates an alien and unnatural man-made feature in the landscape which does not adhere to the inherent local topography and as such would be contrary to the character of the Green Belt which seeks to preserve natural landscape.

ALAN CROSTON
HEAD OF PLANNING SERVICES

Report Author	Ext	Date	Doc ID
Nigel Robinson	5221	5 th May 2005	NCR – South Miry Fold Farm - ENF
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		05/301	Union Street Offices
Enforcement Complaint			Union Street Offices

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ENFORCEMENT ITEM
South Miry Fold Farm
Briers Brow, Wheelton

SCALE
1:1,250

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Report of	Meeting	Date
Head of Planning Services	Development Control Committee	24.05.2005

ENFORCEMENT ITEM

ERECTION OF FIRST FLOOR REAR EXTENSION, 55 THE ASSHAWES, HEATH CHARNOCK

PURPOSE OF REPORT

1. To consider whether it is expedient to take enforcement action in respect of the above case.

CORPORATE PRIORITIES

2. This report raises no issues of corporate priorities .

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND TO DEVELOPMENT

4. A report appears on this agenda for a retrospective application for planning permission in respect of an unauthorised first floor rear extension at 55 The Asshawes. My recommendation is for planning permission to be refused. If committee agrees with the recommendation, given that the application is submitted in retrospect, then it would be expedient to take enforcement action for the reasons set out in the main report.

COMMENTS OF THE DIRECTOR OF FINANCE

7. No comments.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

8. No comments.

RECOMMENDATION

9. That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control - without planning permission the erection of a first floor rear extension.



Requirements of the Enforcement Notice

Demolish the first floor rear extension and remove the materials used in its construction from the site.

Period for Compliance

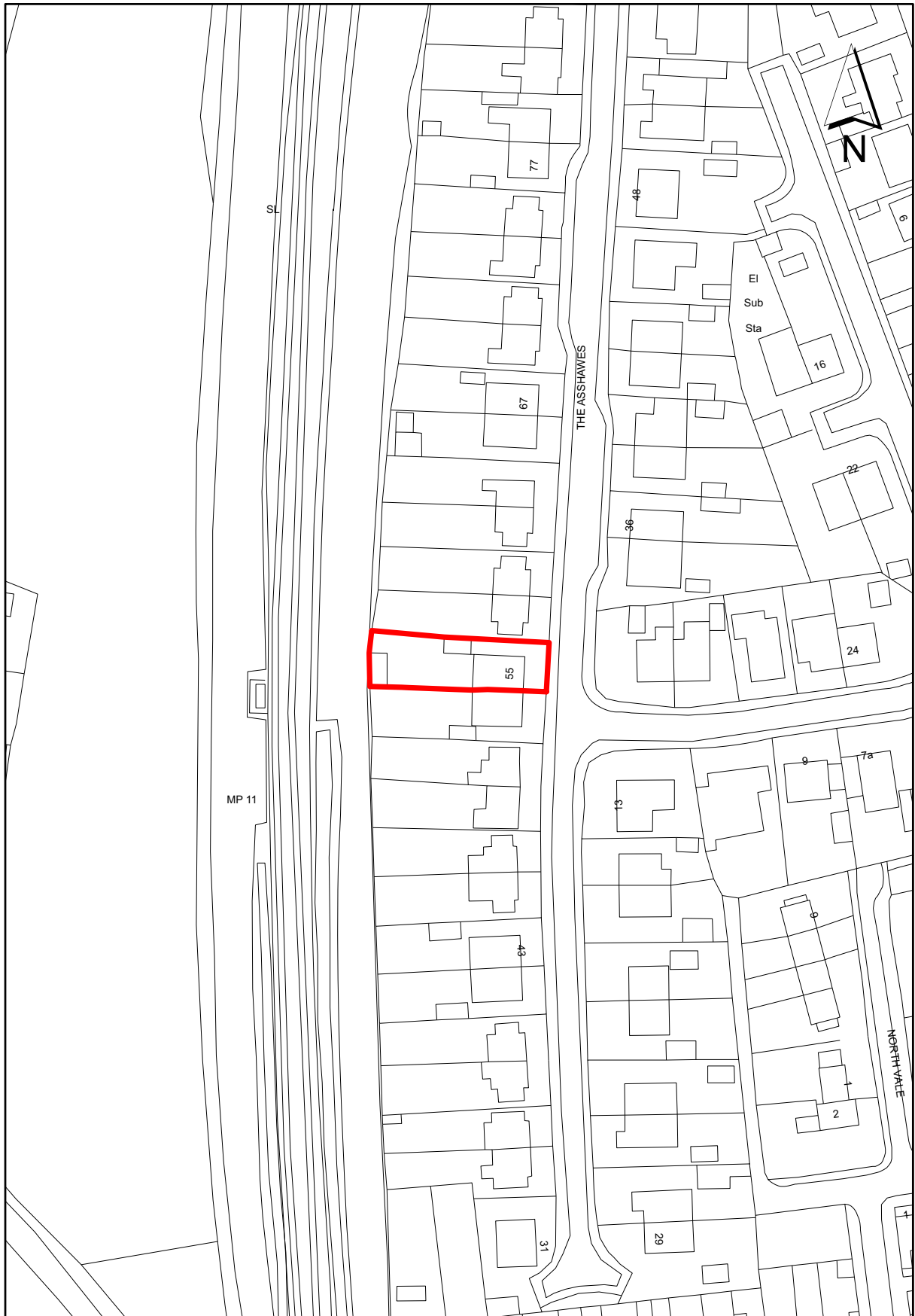
3 months

Reason

The proposed extension is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by reason of its design and external appearance. The proposed extension is poorly related visually to the existing dwelling and is detrimental to the street scene and the area as a whole.

ALAN CROSTON
HEAD OF PLANNING SERVICES

Report Author	Ext	Date	Doc ID
Peter Willacy	5226	12 th May 2005	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		05/00358	Union Street Offices



ENFORCEMENT ITEM
55 The Asshawes
Heath Charnock

SCALE
1:1,250

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