

## Chief Executive's Office

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Date: 17 June 2005

**Chief Executive:**  
Jeffrey W Davies MA LLM

**Chorley**  
Borough Council

Town Hall  
Market Street  
Chorley  
Lancashire  
PR7 1DP

Dear Councillor

A meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 28th June, 2005 at 6.30 pm.

### A G E N D A

1. **Apologies for Absence**
2. **Declarations of any Interests**

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 24 May 2005 (enclosed).

4. **Planning Policy Statement 6 (PPS6): Planning For Town Centres (Pages 9 - 14)**

Report of Head of Planning Services (enclosed)

5. **Planning Applications and Decisions - Notification (Pages 15 - 16)**

Report of Head of Planning Services (enclosed)

6. **Planning Applications Awaiting Decision (Pages 17 - 68)**

Continued....

Report of the Head of Planning Services (enclosed)

Item	Application	Location
A. 1	05/00319/LCC	Land West Of M6 Motorway Between Dawbers Lane And Runshaw Lane And North Of Runshaw Lane Euxton Lancashire
A. 2	05/00344/FULMAJ	Talbot Mill Froom Street Chorley Lancashire PR6 0EB
B. 1	05/00335/FUL	Land Adjacent To Heapey Road Heys Farm Chapel Lane Heapey Lancashire
B. 2	05/00431/COU	Granville House Medical Centre, Granville Street, Adlington, Chorley, Lancashire
B. 3	05/00442/FUL	Holy Cross R C High School Burgh Lane Chorley Lancashire PR7 3NT
B. 4	05/00472/FUL	299 - 305 Eaves Lane Chorley Lancashire PR6 0DR
B. 5	05/00506/FUL	Builders Lock-Up Former Telephone Relay Station Preston Road Coppull Lancashire

7. **Planning Application 04/1405 Erection of Replacement Dwelling at Salt Pitt Farm, Mawdesley**

Report of Head of Planning Services (to follow)

8. **Planning Applications determined by the Head of Planning Services under delegated powers on selected cases following consultation with the Chair and Vice-Chair of the Committee (Pages 69 - 102)**

Report of Head of Planning Services (enclosed)

9. **Planning Applications determined by the Head of Planning Services under delegated powers (Pages 103 - 124)**

A list of planning applications determined by the Chief Officer under delegated powers between 12 May and 15 June 2005 is enclosed.

10. **Any other item(s) 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.

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**DEVELOPMENT CONTROL COMMITTEE****24 MAY 2005**

Present: Councillor A Lowe (Chair), Councillor Parr (Vice-Chair), Councillors Ball, Bedford, Bell, Birchall, Brown, Counce, Culshaw, Davies, David Dickinson, Edgerley, D Gee, T Gray, Heaton, Miss Iddon, Livesey, Malpas, Miss Molyneaux, Morgan, Russell, Mrs J Snape and Whittaker.

Also in attendance: Councillor Cullens

**05.DC.33 WELCOME TO NEW MEMBERS**

The Chair welcomed Members and Officers to the first meeting of the Committee in the 2005/06 municipal year and introduced Councillor Morgan who was attending his first meeting of the Committee.

**05.DC.34 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Brownlee, R Lees, S Smith and Snow.

**05.DC.35 DECLARATION OF PERSONAL/PREJUDICIAL INTERESTS**

There were no declarations of personal/prejudicial interests by Members in any of the planning applications or other agenda items for consideration at the meeting.

**05.DC.36 MINUTES**

**RESOLVED - That the minutes of the meeting of the Development Control Committee held on 26 April 2005 be confirmed as a correct record and signed by the Chair.**

**05.DC.37 PLANNING APPEALS AND DECISIONS - NOTIFICATION**

The Committee received a report of the Head of Planning Services giving notification of the lodging of appeals against the refusal of planning permission for three development; four appeals dismissed by the Planning Inspectorate; and five instances where planning permission had been granted by the Lancashire County Council.

**RESOLVED - That the report be noted.**

**05.DC.38 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:** 05/00279/OUTMAJ  
**Proposal:** Outline application for the creation of a 75 unit Leisure

## Agenda Page 2

Village adjacent to existing 'Spanish Village' and Theme Park (Application submitted under Section 73 to vary Condition 1 of Planning Permission 9/99/00905/OUT to allow for an additional three years for the submission of the Reserved Matters).

**Location:** Land adjacent to and to the rear of Camelot Theme Park and Park Hall, Park Hall Road, Charnock Richard.  
**Decision:** Permission.

**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 three years further 'Green Commuter/Travel Plans' shall be submitted to and approved in writing by the Council as Local Planning Authority.

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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 six 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.*

**Application No:** 05/00355/FULMAJ  
**Proposal:** Erection of office unit comprising of two floors of office space, associated storage and services provision.  
**Location:** NIS Building, Common Bank Industrial Estate, Ackhurst Road, Chorley.  
**Decision:** Permission  
**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 five 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:** 05/00301/FUL  
**Proposal:** Formation of hardstanding and retention of previously constructed earth bund.  
**Location:** South Miry Fold Farm, Briers Brow, Wheelton.  
**Decision:** 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.1.

**Application No:** 05/00358/FUL  
**Proposal:** Retrospective application for permission for first floor rear extension.

**Location:** 55 The Asshawes, Heath Charnock.

It was moved by Councillor Davies that the application be granted planning permission, but the motion was not seconded.

It was further moved by Councillor Miss Molyneaux, seconded by Councillor Ball, that consideration of the application be deferred to allow the Site Inspection Sub-Committee to visit the site and submit their recommendations to a future meeting of the Committee. The motion was put to the vote and lost (3-15).

It was further moved, seconded and subsequently **RESOLVED** that permission be refused for the following 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.

**Application No:** 05/00360/FUL  
**Proposal:** Removal of existing 02 monopole to be replaced with a 20.4m lattice tower to accommodate existing 02 equipment, six Vodafone antennas, two transmission dishes and associated equipment.

**Location:** Telecommunications Mast, Greenlands Lane, Anderton.

**Decision:** Permission.

**Condition:**

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.*

## 05.DC.39 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF PLANNING SERVICES UNDER DELEGATED POWER

### (a) Selected Development Proposals

The Committee received, for information, reports by 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:** 05/00287/REM  
**Proposal:** Reserved Matters application for the erection of a two storey residential dwelling and detached double garage.  
**Location:** Quaker Brook Substation, Hoghton Lane, Hoghton.  
**Decision:** Conditional permission.

**Application No:** 05/00351/TEL  
**Proposal:** Prior notification of a 12m high pole supporting three antennas within a glass reinforced plastic shroud and single associated equipment cabinet.  
**Location:** Land adjacent to Dawson Lane/Preston Road, Whittle-le-Woods.  
**Decision:** Prior approval not required.

**Application No:** 05/00385/FUL  
**Proposal:** Upgrade of existing mobile phone mast from 17.5m to 22.5m, and installation of antennae and transmission dish.  
**Location:** Mast at Oaktree Lodge, Runshaw Lane, Euxton.  
**Decision:** Conditional Permission.

**RESOLVED - That the report 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 14 April and 11 May 2005.

**RESOLVED - That the schedule be noted.**

## 05.DC.40 ENFORCEMENT ITEMS

### (a) Land at South Miry Fold Farm, Briers Brow, Wheelton - Construction of Hardstanding and Mound

The Head of Planning Services presented a report recommending the instigation of enforcement proceedings to secure the removal of material deposited on land at South Miry Fold Farm, Briers Brow, Wheelton to

construct a hardstanding and mound, subsequent to the Committee's refusal of planning permission for the development earlier in the meeting. The Committee accepted that the hardstanding and mound were not essential to the existing use of the farm and that the inappropriate development would impinge on and detract from the character and appearance of the Green Belt.

**RESOLVED - (1) That it is expedient to institute enforcement proceedings under Section 172 of the Town and Country Planning Act, 1990 in respect of the following breaches of planning control:**

- (a) the deposit of hardcore to form a hardstanding upon land at South Miry Fold Farm, Briers Brow, Wheelton identified on the plan attached to the submitted report; and**
- (b) the formation of an earth bund on the land**

**(2) That the Director of Legal Services be authorised to issue an Enforcement Notice in the following terms:**

**(a) Remedy for Breach:**

- (i) Remove the hardcore from the land;**
- (ii) Excavate and remove the bund from the land.**

**(b) Period for Compliance**

**Three months.**

**(c) Reasons for issue of Enforcement Notice**

**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.**

**(b) First Floor Rear Extension, 55 The Asshawes, Heath Charnock**

The Committee considered a report of the Head of Planning Services recommending the instigation of enforcement proceedings to secure the demolition of the first floor rear extension constructed at 55 The Asshawes, Heath Charnock as a consequence of the Committee's earlier refusal of retrospective planning permission for the development.

**RESOLVED - (1) That it is expedient to institute enforcement proceedings under Section 172 of the Town and Country Planning Act 1990 in respect of the unauthorised erection of a first floor extension at 55 The Asshawes, Heath Charnock.**

**(2) That the Director of Legal Services be authorised to issue an Enforcement Notice in the following terms:**

**(a) Remedy for Breach:**

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

**(b) Period for Compliance**

**Three months.**

**(c) Reason for issue of Enforcement Notice:**

**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.**

Chair

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<b>Report of</b>	<b>Meeting</b>	<b>Date</b>
Head of Planning Services	Development Control Committee	28/06/05

## **PLANNING POLICY STATEMENT 6 (PPS6): PLANNING FOR TOWN CENTRES.**

### **PURPOSE OF REPORT**

1. To inform Members of the publication of Planning Policy Statement 6 (PPS6): Planning for Town Centres.

### **CORPORATE PRIORITIES**

2. The guidance set out in this Planning Policy Statement is relevant to the Council's Corporate Priorities by improving the quality of the town centre environment, encouraging sustainable development and tackling social exclusion.

### **RISK ISSUES**

3. The report contains no risk issues for consideration by the Member Working Group.

### **BACKGROUND**

4. PPS6 replaces Planning Policy Guidance 6: Town Centres and Retail Development published in June 1996 and clarified in subsequent ministerial statements. The policies in PPS6 should be taken into account when preparing the Local Development Framework and are material considerations to decisions on planning applications.
5. Consultation draft PPS6: Planning for Town Centres was issued in December 2003. Following presentation to the Executive Member for Development and Planning in March 2004, views were sent to the Office of the Deputy Prime Minister welcoming the key elements of the document. In particular, the emphasis that the sequential approach is required to be applied to a wider range of uses other than retail development being directed to the higher order centres, with ramifications for the future role of market towns such as Chorley. However it was also identified there is concern there will be fewer controls over larger "concept stores" and extensions in out of centre locations, and that issues over accessibility were unclear.

### **PPS6**

6. **Range of Uses.** It is important to note that the title of PPS 6 is Planning for Town Centres. It does not give retail greater emphasis than any other town centre use. It makes clear that city, town and smaller centres should be the preferred location for retail, leisure, offices, arts, culture and tourism development at an appropriate scale. These uses should be planned for positively by establishing need at the beginning of the plan period, promoting development in

town centres and establishing town centre management partnerships.

7. **A Plan Led Approach.** PPS6 is divided into broad sections the first dealing with the development plan stage and a reiteration of the need for the local authority to undertake positive planning and manage change to be actively involved in assembling sites, setting up compulsory purchase orders, and even planning for the decline of centres if required. The second part of the document concerns itself with the development control function. This sets out the criteria by which proposals are assessed.
- 8 Most of the guidance in PPS6 takes on board and strengthens advice set in PPG6. It continues to support development in town centres over that in other locations. The plan led approach to planning for town centres and the sequential approach to site selection remain at the heart of the policy. The new guidance confirms that the sequential test applies to office and leisure developments as well as retail proposals. Despite an overall resistance to development outside town centres PPS6 maintains support for an efficient, competitive and innovative retail sector. It continues to state that “it is not the role of the planning system to restrict competition, preserve existing commercial interests or innovation”
- 9 **Role of Plans at the Local Level.** PPS6 states that through the Core Strategy Development Plan Document, the local planning authority should set out a spatial vision and strategy for the network and hierarchy of centres, including local centres, within their area, setting out the role of different centres will contribute to the overall spatial vision for their area.
- 10 **Vitality and Viability.** In line with broader objectives the guidance continues to promote sustainable development, emphasising the need to show that locations are accessible other than car. It reaffirms the concept of town centre vitality and viability by:
  - planning for the growth and development of existing centres; and
  - promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.
- 11 Local Authorities should use tools such as area action plans, compulsory orders and where appropriate town centre strategies to address the transport, land assembly, crime prevention, planning and design issues associated with the growth and management of their centres.
- 12 **Promoting High Quality Design and Making Efficient Use of Land.** It is essential that town centres provide a high-quality and safe environment if they are to remain attractive and competitive. Policies for the design of development for main town centres uses, regardless of location, and for development in town centres, should promote high-quality and inclusive design to improve the character and quality of the area in which such development is located and the way it functions.
- 13 Efficient use should be made of land within centres and where appropriate higher density, multi-storey development within and around existing centres including the promotion of mixed use development and mixed use areas should be encouraged. Different uses make an important contribution to the vitality and viability of a centre. Subject to other planning considerations, residential or office development should be encouraged above ground floor retail, leisure or other facilities within the centre.
- 14 Local authorities should ensure that there is an integrated approach to the evening and night - time economy, so that their planning policies and proposals take account of and complement their Statement of Licensing Policy and the promotion of the licensing objectives under Licensing Act 2003.

- 15 PPS6 supports street and covered markets as they can make a valuable contribution to local choice and diversity in shopping. Local authorities should seek to retain and enhance existing market, and where appropriate re-introduce or create new one. Markets should remain attractive and competitive.
- 16 **Site Selection and Assembly.** There is clearer guidance on applying key policy tests. These have been widened to include need and scale of development. It identifies that the level of detail and the type of evidence and analysis required to address key considerations should be proportionate to the proposal's scale and nature. It is also clear that local authorities are responsible for collecting information on key indicators of town centre health. The range of health check indicators has been extended to include the amount of floor space outside centres and the potential capacity for growth or change in centres.
- 17 In selecting sites for development, local planning authorities should:
- assess the need for development.  
PPS6 makes a distinction between quantitative need and qualitative need and the weight to be given to different factors.
  - identify the appropriate scale of development.  
Local authorities should consider setting an indicative upper limit for the scale of developments likely to be permissible in different types of centres.
  - apply the sequential test approach to site selection i.e. primarily within or on the edge of existing centres; and
  - ensure that locations are accessible and well served by a choice of transport.
- 18 In selecting sites for allocation in development plan documents a local planning authority should take into account physical regeneration, employment, economic growth and social inclusion. In planning for growth sufficient sites should be allocated to meet the identified need for at least the first 5 years from the adoption of the development plan documents.
- 19 Local planning authorities should consider the scope for effective site assembly using their compulsory purchase powers, to ensure that suitable sites within or on the edge-of-centres are brought forward for development, including sites that under utilised, such as car parks and single story buildings, which could be redeveloped for multi-storey, mixed use developments
- 20 **Rural Centres.** PPS6 reinforces the role of market towns and villages as service centres. It encourages development in small and medium sized towns in a bid to rebalance town centre hierarchies so that large centres do not dominate their region and to ensure that people's needs are served at a more local level. Defining a hierarchy of centres is a role to be met by Regional Spatial Strategies.
- 21 **Development Control.** In the context of development control, local planning authorities should require applicants to demonstrate:
- a) the need for new development;
  - b) that the need for new development is of an appropriate scale;
  - c) that there are no more central sites for the development;
  - d) that there are no unacceptable impacts on existing centres; and
  - e) that locations are accessible.

- 22 All options in the centre (including where necessary the extension of the centre) should be thoroughly assessed before less central sites are considered for development for main town centre uses. The level of detail and the type of evidence and analysis should be proportionate to the scale and nature of the proposal. Impact assessments should be provided for all retail and leisure developments over 2,500 square metres gross floor space. They may be necessary for smaller developments that are likely to have a significant impact on smaller centres, depending on the relative size and nature of the development in relation to the centre.
- 23 The sequential approach is only a relevant consideration in relation to extensions where the gross floor area of the proposed extension exceeds 200 square metres.

## **IMPLICATIONS OF PPS6 FOR CHORLEY'S LOCAL DEVELOPMENT FRAMEWORK AND DEVELOPMENT CONTROL**

24. PPS6 will be an important document when preparing the Chorley Local Development Framework and its policies will also have implications for development control decisions. PPS6 states that planning should facilitate and promote sustainable and inclusive patterns of development, including the creation of vital and viable town centres.
- 25 Further information is awaited from good practice guides on assessing need and impact for retail and leisure development; applying the sequential approach, strategies for smaller centres and planning for tourism. This should give greater certainty to all involved in retail and leisure planning and particularly in assessing development proposals.
- 26 Consultants, White Young and Green have been commissioned to undertake a health check of Chorley Town Centre, and prepare a Town Centre, Retail and Leisure Study and Action Plan for informing Local Development Framework and Town Centre Strategy work. Following this your Officers will prepare Preferred Options for Chorley Town Centre as well as wider retail and leisure policies, and following consultation will submit a Development Plan Document to the Secretary of State for independent examination.

## **COMMENTS OF THE DIRECTOR OF FINANCE**

- 27 Local planning authorities must become more pro-active in planning town centres. The regular town centre health checks required by PPS6 will have resource implications as previously they were only carried out on an ad hoc basis. There is also a lot of guidance in PPS6 for local authorities to use compulsory powers to allocate sites.

## **COMMENTS OF THE HEAD OF HUMAN RESOURCES**

- 28 There are no Human Resources implications to this report.

## **CONCLUSION**

- 29 The PPS6 encourages the Borough Council to be pro-active in its approach to its town centre, the production of a Town Centre Strategy, master planning for future development in the town and guidance notes on design matters.
- 30 The increased range of uses that require to be planned for, and determined in line with the approaches set out in the PPS6, such as issues surrounding office development, will require



high calibre planning professional judgement and input. Therefore there may be a tension between greater speed and better planning, both at the development plan and development control stage.

## RECOMMENDATION

31 That the report be noted.

ALAN CROSTON  
HEAD OF PLANNING SERVICES

<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Consultation on Draft New Planning Policy Statement 6 (PS6): Planning for Town Centres.	December 2003 and March 2004		Gillibrand Street Offices Chorley.

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Alison Marland	5281	1 June 2005	ADMINREP/89104CAS

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Report of	Meeting	Date
Head of Planning Services	Development Control Committee	28.06.2005

## PLANNING APPEALS AND DECISIONS - NOTIFICATION

### PURPOSE OF REPORT

1. 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.

### CORPORATE PRIORITIES

2. This report does not affect the corporate priorities

### RISK ISSUES

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

### PLANNING APPEALS LODGED

4. Appeal by Mr & Mrs N Cowie against the refusal of an outline application for the erection of detached dwelling at Land adjoining Bimsons Farm, Stocks Lane, Heskin (Application No 05/00181/OUT)
5. Appeal by Mr & Mrs Clare against the refusal of planning permission for the demolition of existing timber dwelling and erection of a new stone dwelling at Pike View Farm, New Road, Anderton (Application No 05/00164/FUL)

### PLANNING APPEALS DISMISSED

6. Appeal by Mr J Jackson against the refusal of an application for certificate of lawfulness for the proposed development of land comprising of the erection of one detached bungalow at 26 Whalley Road, Heskin (Application NO 04/00802/CLPUD)

### PLANNING APPEALS WITHDRAWN

7. Appeal by O2 (UK) Ltd against the refusal of planning permission for the installation of 17.8m monopole , 6 antennas, 1 Nortel 3G cabinet, 1 D5 Nokia cabinet and associated equipment at Back Lane Reservoir, Back Lane, Clayton-le-Woods (Application No 04/00880/FUL)

## PLANNING APPEALS ALLOWED

- 8 Appeal by O2 UK Ltd against the refusal of planning permission for the installation of a 17.5m high telecommunications column with associated ground based equipment cabin at Land Adjacent Footpath To Tarn Hows Close, Moor Road, Chorley (Application No 04/00886/FUL)

## NOTIFICATION FROM LANCASHIRE COUNTY COUNCIL

- 9 Notification of planning permission to temporarily widen an existing access for construction traffic at land 70m West Of 3 Dawbers Lane, Euxton (Application No. 05/00313/CTY)
- 10 Notification of planning permission for the provision of a new double demountable classroom unit with ramped access at Astley Park School, Harrington Road, Chorley (Application No. 05/00439/LCC)
11. Notification of planning permission for a single storey extension to provide a children's centre initiative attached to the existing school nursery at Highfield County Primary School, Wright Street, Chorley (Application No. 05/00248/LCC)

## RECOMMENDATION(S)

- 12 That the report be noted

A D CROSTON  
HEAD OF PLANNING SERVICES

Background Papers			
Document	Date	File	Place of Inspection
4 Letter from Inspectorate	11.05.2005	05/00181/OUT	Union Street Offices
5 Letter from Inspectorate	10.05.2005	05/00164/FUL	" " "
6 Letter from Inspectorate	13.06.2005	04/00802/CLPUD	" " "
7 Letter from Inspectorate	11.05.2005	04/00880/FUL	" " "
8 Letter from Inspectorate	08.06.2005	04/00886/FUL	" " "
9 Letter from L.C.C.	23.05.2005	05/00313/CTY	" " "
10 Letter from L.C.C.	08.06.2005	05/00439/LCC	" " "
11 Letter from L.C.C.	10.06.2005	05/00248/LCC	" " "

Report Author	Ext	Date	Doc ID
Paul Sudworth	5346	16.06.2005	ADMINREP/REPORT

# Report

Report of	Meeting	Date
Head of Planning Services	Development Control Committee	28.06.2005

## PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	05/00319/LCC	Object	Land West Of M6 Motorway Between Dawbers Lane And Runshaw Lane And North Of Runshaw Lane Euxton Lancashire
A. 2	05/00344/FULMAJ	Refuse	Talbot Mill Froom Street Chorley Lancashire PR6 0EB
B. 1	05/00335/FUL	Permit	Land Adjacent To Heapey Road Heys Farm Chapel Lane Heapey Lancashire
B. 2	05/00431/COU	Permit	Granville House Medical Centre, Granville Street, Adlington, Chorley, Lancashire
B. 3	05/00442/FUL	Permit	Holy Cross R C High School Burgh Lane Chorley Lancashire PR7 3NT
B. 4	05/00472/FUL	Permit	299 - 305 Eaves Lane Chorley Lancashire PR6 0DR
B. 5	05/00506/FUL	Permit	Builders Lock-Up Former Telephone Relay Station Preston Road Coppull Lancashire

Continued....

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<b>Item A. 1</b>	<b>05/00319/LCC</b>	<b>Object</b>
<b>Case Officer</b>	<b>Mrs Wendy Gudger</b>	
<b>Ward</b>	<b>Euxton North</b>	
<b>Proposal</b>	<b>Extraction and processing for sale of approx 4.32 million tonnes of high grade sand from a total area of 68 hectares, including the construction of a new access road, processing plant with associated stock piling areas, weigh bridge and office building, with progressive restoration to agriculture and conservation area,</b>	
<b>Location</b>	<b>Land West Of M6 Motorway Between Dawbers Lane And Runshaw Lane And North Of Runshaw Lane Euxton Lancashire</b>	
<b>Applicant</b>	<b>Tarmac Ltd</b>	
<b>Proposal</b>	<p>The planning application is for the development of a new quarry to extract 4.32 million tonnes of sand over a total period of approximately 15 years.</p> <p>The total site covers an area of 68 hectares, although mineral extraction would only take place within an area of 34 hectares with the remainder of the land being used for soil storage and perimeter screening mounds, processing plant and stockpiling areas and an access road.</p> <p>The development would commence with the construction of a new access road off the A581 (Dawbers Lane). The access road would run in a northerly direction across farm land to the site of the processing plant, to be constructed on land to the north of the Chapel Brook. Following the construction of the plant, the quarry would be extended progressively northwards with stripped soils being used to form screening mounds around the boundaries of the site. Sand would be extracted using mechanical excavators/shovels and transported to the processing plant using a conveyor that would be progressively extended as the working face advanced. The working would take place above and below the water table although it is not proposed to undertake any dewatering as part of normal operations.</p> <p>The processing plant would incorporate equipment to remove silt and other impurities, which would be settled out in a series of lagoons.</p> <p>The land to the north of Runshaw Lane would be worked in a similar manner with the conveyor passing in a tunnel under Runshaw Lane. A crossing over Runshaw Lane would be provided for use by mobile plant.</p> <p>The quarry would produce an annual output of around 290,000 tonnes of sand equating to approximately 100 HGV movements per day. The hours of operation would be 07.00 – 18.30 Mondays to Fridays and 07.00 – 13.00 hours on Saturdays.</p> <p>The working would be phased and each phase of the land would be restored after completion. The restoration would comprise 51 hectares of agricultural land together with new woodlands and hedgerows, grassland and ponds with a new large lake to be established on land to the north of Runshaw Lane.</p> <p>The applicant has submitted an Environmental Statement (ES) and Non-Technical Summary that describes the development, considers its environmental impacts and the means of mitigating those impacts. The ES</p>	

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considers the need for the development and alternatives, the environmental context, geology, ecology/nature conservation, landscape character, visual impact, water resources, traffic and transport, noise, air quality, archaeology and restoration/aftercare.

Please note this application will be determined by the County Council. Their Members will view the site before considering their officers report.

### **Planning Policy**

Whilst there are numerous issues raised by the application, the main policies influencing the outcome of this application are in the County's Minerals and Waste Local Plan.

Members will recall the involvement of the Borough Council and Euxton residents in the Local Plan Inquiry in 2000 when the principle of this proposal was debated.

The outcome was that Policy 42 gave protection to the known mineral reserve from other development. Whereas Policy 48 made provision for the release before 2006 of additional land for the extraction of 3.2 m tonnes of high grade sand in, inter alia, the Leyland – Chorley area.

Policy 2 requires an assessment to be made on the impact on quality of life (ie, including impacts arising from dust, traffic, noise, visual intrusion) to ensure that any adverse effects can be mitigated.

Policy 3 requires buffer zones between the development & existing houses and other sensitive land uses. An indicative distance of 250 m is recommended.

Policy 37 covers road network and seeks to ensure capacity is available and that unacceptable amenity effects are not created.

At the Local Plan Inquiry the Inspector was unwilling to actually allocate the Runshaw site for extraction until a full analysis of alternative sites and options becomes available.

### **Consultees Responses**

The Head of Environmental Service's comments are covered below.

### **Third Party Representations**

Representations have been made directly to the County Council by local residents and groups.

A particular representation has been made regarding the adverse effects of dust from extraction and increased PM<sub>10</sub> particles from an increased number of HGV's using local roads pointing out that such health matters are for the District Council to advise on.

Objections have also been raised by Euxton Schools, especially the nearest one at Primrose Hill Primary School.

### **Assessment**

This section is not comprehensive.

The applicants have submitted a full environmental assessment with the application.

In my opinion, four issues can be raised as the Borough Council's concerns.



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## Need

Although there was much debate at the Local Plan Inquiry about whether alternative future sources of material could be found in less sensitive locations in the County, the County Council have only recently commissioned a desk-top exercise to explore this. Consequently the community's knowledge is no greater than it was in 2000. The applicants rely on the County Council's assessment (although they agree with it) so there remains the suspicion that because the Runshaw reserve is proven, meets the need imposed on the County to identify a supply, there is no incentive for a search elsewhere, especially as the County's view as Mineral Planning Authority is that it is not its job to drill the whole area to look for alternatives.

This is an unsatisfactory position for the Euxton community because there will undoubtedly be impacts as the site sits directly on the western edge of the settlement. However national guidance to the County as Mineral Planning Authority is still based on the old "predict and provide" basis, now discredited for other land uses such as housing and employment, and is still stuck with the geography of County boundaries. Most of the sand will go east and south to North Manchester and Merseyside.

## Traffic

The road access will be southwards on to the A581 Dawbers Lane near Peacock House. Most traffic will then go east to the A49 before spreading south, east and north.

The estimated traffic flows are based on the likely output of sand from the site. The majority of vehicle movements are HGV's. The total averages 121 trips per day which are usually spread evenly over the working day.

Plotting these figures against overall traffic flows shows only small increases of up to 2% at worst. But it is the increase in the proportion of HGV's in that flow which is most significant.

The morning peak on the A581 will experience a 32% increase in HGV's and up to 14% increase in HGV's at the A49/A581 junction. These percentage figures reflect the low HGV content at present and thus in amenity terms for local residents & road users the increase will be noticeable. There are also concerns at whether there will be increases in PM<sub>10</sub>'s affecting local air quality.

## Air quality

This issue arises from potential risks from the production of dust from the development and particulates from HGV's. It seems likely that dust from the actual extraction and processing is unlikely to be a significant issue provided current guidance is followed. However the situation from vehicles may be different.

The Council's Head of Environmental Services comments that there is insufficient detail in the air quality report to be able to make an assessment of the effects on local air quality. In particular more information is required in terms of likely fugitive emissions from the site and vehicle emissions.

Local Authorities are required to review and assess air quality in their areas, having regard to the Local Air Quality Management Technical Guidance document – LAQM. TG(03) which states.....

*“1.04 In addition to the objectives set out in the Air Quality Regulations 2000, and the Air Quality (Amendment) Regulations 2002 (the Regulations), the EU has set limit values in respect of nitrogen dioxide and benzene, to be achieved by 1 January 2010, as well as indicative limit values for PM<sub>10</sub>, also to be achieved by 2010. Local Authorities currently have no statutory obligation to assess air quality against these limit values, but they may find it helpful to do so, in order to assist with longer – term planning, and the assessment of development proposals in their local areas”.*

The proposed EU limit value is half of the current UK annual mean air quality objective for PM<sub>10</sub> in 2010. This limit value has been ignored in the report and the proposal is expected to continue for some years beyond 2010.

Whilst residents have raised “health” concerns, the role of a Mineral Planning Authority is to use standards and criteria as laid down in government advice & guidance to planning authorities, and that is the basis for the views expressed.

### Amenity

The proposal will last about 15 years. As a large scale quarry it is bound to have an effect on the open countryside in which it is set. Whilst the scheme seeks to mitigate impacts wherever possible, it is not possible to work a mineral except where it occurs. The main impact will be on the Chapel Brook valley and its footpath, and via the access across open fields, where the applicant’s assessment is that the landscape is less sensitive to change.

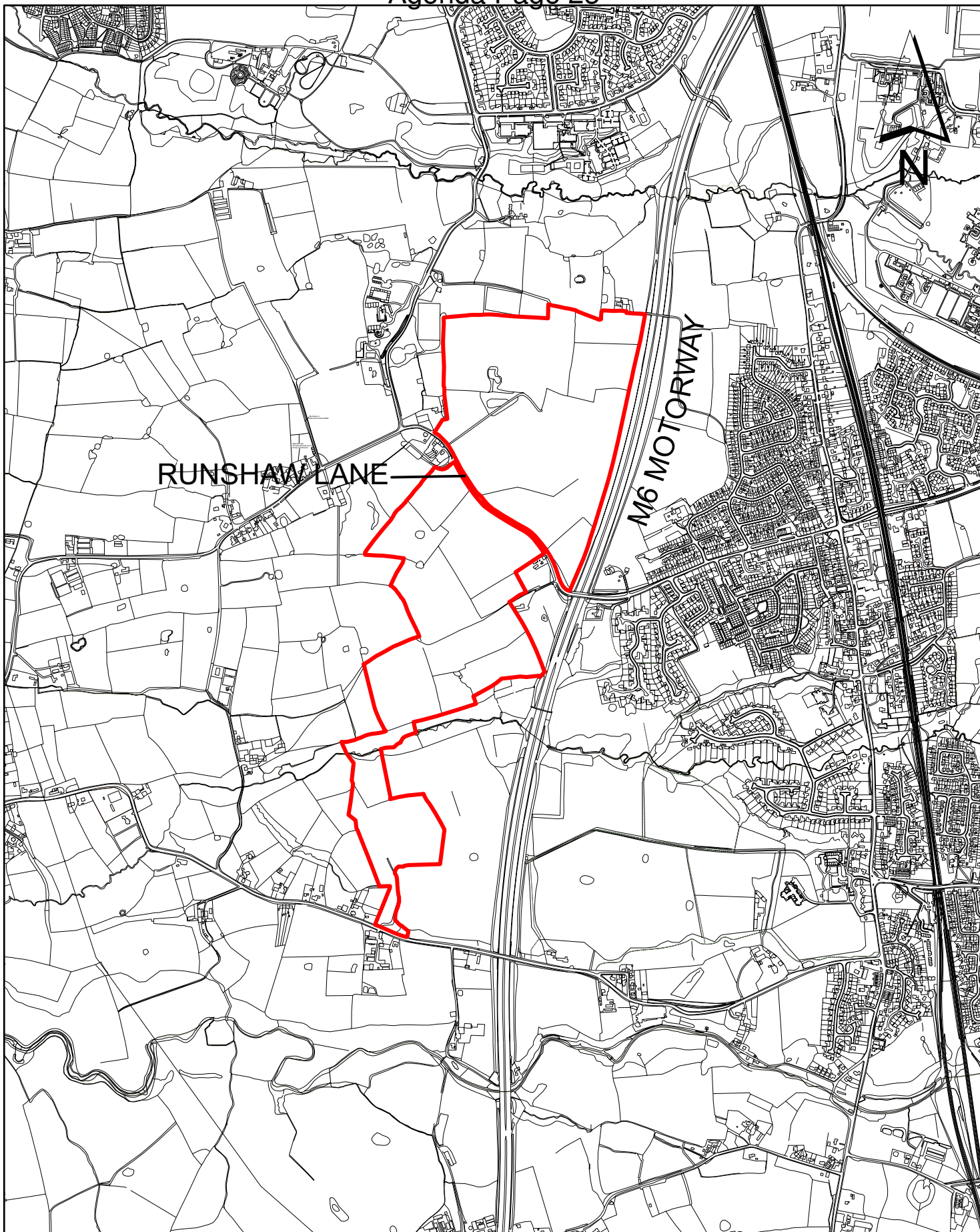
It is also close to the built up area of Euxton such that 40 houses and a school are within the recommended 250m buffer zone.

Future amenity impacts need to be safeguarded by ensuring that the restoration scheme takes place as indicated and that the County Council foreclose on any option which could involve landfilling.

### **Recommendation: Object**

#### **Reasons**

1. There is insufficient evidence that there are not environmentally less sensitive locations available to supply high grade sand to the local area.
  2. The increased HGV traffic on local roads will adversely affect
    - 1) The amenity of the local community, and
    - 2) Other users of local roads.
  3. The applicants have provided insufficient details to prove that the proposal will comply with the emerging EU limits for air quality objections for PM<sub>10</sub>’s which will cover the extraction period. The intended limit value has been ignored in the applicants report.
  4. The proposal will be detrimental to the amenities of local residents and to the users of the attractive countryside which contains the application site.
-



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Chorley Borough Council

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Application No.

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Agenda Item No.

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<b>Item A. 2</b>	<b>05/00344/FULMAJ</b>	<b>Refuse</b>
<b>Case Officer</b>	<b>Mrs Wendy Gudger</b>	
<b>Ward</b>	<b>Chorley East</b>	
<b>Proposal</b>	<b>Development of 164 residential dwellings including landscaping, access off Froom Street, and highway improvements to Froom Street/Eaves Lane,</b>	
<b>Location</b>	<b>Talbot Mill Froom Street Chorley LancashirePR6 0EB</b>	
<b>Applicant</b>	<b>Baxter Estates Ltd</b>	
<b>Background</b>	<p>The proposal is on the site of the former Talbot Mill (now demolished) situated on land to the east of the Leeds-Liverpool Canal, currently accessed from Froom Street and Bagganley Lane. The site is allocated for housing under Policy HS1 in the Adopted Local Plan Review. The site is derelict and contains the remains of the mill following demolition and large areas of concrete hard surfacing. The site covers an area of approximately 4.1 hectares.</p> <p>The canal runs to the west of the site, to the south, east and north are fields, with the M61 motorway to the east. The Bagganley Lane Canal Bridge is listed Grade 2. A public footpath runs along the east boundary of the site.</p>	
<b>Proposal</b>	<p>This application seeks permission for the residential development of the site for 164 dwellings in a mixture of flats and houses both 2 and 3-storey in height. Footpaths will front onto the canal along the western boundary and Black Brook along the eastern boundary.</p>	
<b>Planning Policy</b>	<p>The site is allocated in the Adopted Chorley Borough Local Plan Review under Policy HS1 (Housing Allocations) having being changed from the original designation as a site for business/general industrial purposes under Policy EM1 following the Local Plan Inspector's recommendation.</p> <p>Other relevant policies include HS3, HS3A, HS4, HS5, HS19, HS21, TR1, TR2, TR4, TR6, EP10, EP11.1, EP16, and HT3</p>	
<b>Planning History</b>	<p>05/00050/FUL – Erection of 6 apartments – refused March 2005.</p> <p>05/00007/FULMAJ - Development 158 residential dwellings including landscaping, access off Froom Street and highway improvements to Froom Street/Eaves Lane – refused April 2005.</p> <p>04/00618/FULMAJ – Development 159 residential dwellings including public open space, road layout, car parking and landscaping, with means of access off Froom Street and highway improvements to Froom Street – refused July 2004.</p> <p>03/00857/FULMAJ – variation of Conditions 2 and 3 attached to planning permission 00/00021/OUT seeking to extend the period of time for the submission of reserved matters and the commencement of development. Application still live, time for right of appeal on non-determination now expired.</p> <p>00/00021/OUT – Outline application for 120 dwellings. Refused and granted on appeal September 2000 with all matters reserved except access (to be from Froom Street with emergency access only across the listed Bagganley Lane bridge).</p>	

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A unilateral undertaking under Section 106 of the Town and Country Planning Act was signed by the applicant and the landowner covering the provision of public open space.

99/708 – an identical application to 00/00021/OUT (but omitting Bagganley lane and Froom Street and the canal bridges) was refused and a subsequent appeal was withdrawn.

**Applicant's Case** The applicant makes the following points:

**Highways** – Following discussions it has been agreed that the alterations proposed to the junction of Froom Street and Eaves Lane will provide an adequate link to the main road network. It has further been agreed that the traffic calming measures indicated will further reduce vehicle speeds and congestion. The internal layout of the site has been revised to meet CBC Highway departments concerns

**Landscape** – following discussion it has been agreed that the eastern edge of the site will be the existing hedgerow and tree screen along the open watercourse. The layout utilises that watercourse and consequently dwelling houses and apartments will front onto it rather than the private rear space and resultant domestic paraphernalia of individual properties.

**Contaminated Land** – The study undertaken demonstrates that there are no reasons associated with the past use of the site for residential not to take place on the site. Flood risk assessments and ecological studies indicate there are no nature conservation reasons why development should not take place.

The site is previously developed land in a sustainable location with a mix of house types to help meet the housing needs. The layout has been designed to take advantage of the existing physical features.

**Representations** 10 letters (plus petition of 10 names) of objection due to insufficient parking and congestion on Froom Street, overlooking, increase in noise and disturbance, traffic, the transport assessment is outdate and inaccurate

**Friends of Healey Nab** - natural banking should be retained on both sides of Black Brook to protect existing wildlife; healthy trees should be kept and protected; the field closest to the motorway should not be developed and should be retained for recreational purposes; it is disappointing that access to the existing car park at the end of Bagganley Lane is to be restricted by bollards; poor public transport service.

**Consultations** **Head of Environmental Services** has no objection subject to the recommendations contained within the Environmental Consultants report being implemented in full.

**LCC Archaeology** has no comments.

**LCC Ecology** – concerns revolve around possible impact on bats, nesting birds, and water voles. It is recommended that an ecological assessment be submitted to determine any potential impacts and to provide a basis for mitigation/compensation if damaging impacts likely. If adequate mitigation/compensation cannot be guaranteed refusal should be considered. No favourable determination can be forthcoming until the presence/absence of bat roosts has been confirmed.

Landscaping and planting schedules should be provided for approval as part of the planning application and should be clearly defined on the approved

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plans and should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans.

**English Nature** – survey report indicates that bats may be present within the vicinity of the site, further surveys are required.

**Inland Waterways Association** – support the principle, buildings with open view of the canal will help maintain surveillance.

**Head of Public Space Services (Highways)** – Layout is generally acceptable; S278 agreement will be required with LCC Highways for the off-site traffic calming for Froom Street and Eaves Lane.

**The Highways Agency** has no “in-principle” objections to the application but recommends that a number of conditions be attached to the final planning consent.

**United Utilities** has no objection to the principle.

**British Waterways** objects in terms of its landowner interests.

**The Rambler’s Association** draw attention to the adjacent public footpaths have no objections provided that the footpaths are maintained, separated and screened from all traffic.

**LCC Planning** – considers that the proposed development is contrary to Policy 12 of the JLSP in that the housing supply would exceed the housing provision total for the requisite plan period.

The walking distance to bus stops is unacceptable and there is poor public transport provision for the site, therefore a public transport contribution of approximately £1000 per dwelling should be sought. It is also considered that the size of the development requires that a travel plan should be prepared.

Subsequent comments received maintaining that the planning permission granted on appeal in 2000 has lapsed and therefore there is no extant permission. The objection on the grounds of Policy 12 still stands and should Chorley be minded to permit then the County would be seeking a call-in given the significant numbers of dwellings proposed and Chorley’s current over-supply of housing.

**LCC Highways** – there needs to be a clear visibility splay of 4.5m x 90m in either direction, does the applicant own sufficient land necessary to form a safe and suitable junction?

**The Coal Authority** do not identify any coal workings that will adversely impact the development.

**The Environment Agency** has no objection provided that the flood risk assessment submitted is incorporated into the development, also recommends a number of conditions.

**Housing Needs and Investment Manager** - The view that has been taken that a commuted some in lieu of on-site provision would be preferable on this site due to its location at the periphery of the built up area; likely distance from public transport; and that house prices in the East Chorley area are the lowest in the Borough. Therefore discounted market housing is unlikely to be more affordable than that currently available on the market.

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The current definition is £77,500 for a standard 3 bed mews. The mechanism for assessing the level of the commuted sum should be based on the difference between the open market value of properties on the site, and this definition. In that way, the level of subsidy from the developer remains the same, whether the affordable housing is provided on site or through a financial contribution. The resulting figure is then multiplied by 20% of the total number of dwellings proposed.

### **Assessment**

In assessing the proposal, one of the key issues is whether the permission will undermine the Council's efforts to maintain an adequate supply of housing land to meet the need identified in the Local Plan and Lancashire Structure Plan and whether there are any changes in circumstances since the original grant of planning permission.

The Comments of the County Council are noted, however, 03/00857/FULMAJ sought to vary conditions attached to planning permission 00/00021/OUT seeking to extend the period of time for the submission of reserved matters and the commencement of development. This application has never been determined and is still live which therefore holds the original outline planning permission as extant. Further, the Local Plan Inspector accepted the allocation as a housing site and it is therefore contended that housing has been anticipated on this site within the current plan period up to 2016. When residential allocations were reviewed as part of the Local Plan process, the original planning permission was extant and unlike some other sites the Council could not realistically review it.

Since the Local Plan circumstances have also changed and the adoption of the new Structure Plan this year is a material consideration, the issue of oversupply of housing sites raised by County is a situation which has to be assessed.

The proposal accords with Policy HS3 as the proposed density is higher than 30 dwellings per hectare (approximately 40 dph). A more urban form of housing is the result.

I am satisfied that there is a reasonable mix of dwelling types, with flats and houses of various sizes proposed, and the proposal accords with Policy HS3A.

With regard to the criteria in Policy HS4, the internal layout of the site has been amended from previous schemes in conjunction with advice from the Council's Highways Section who now considers that the proposal is generally acceptable. Attempts have been made to use the physicality's of the site to accommodate the layout of the development. However, I remain to be convinced that the layout as now put forward has been sufficiently amended to overcome my previous concerns regarding the adequacy of the relationship between the buildings within the layout and the relationship with the surrounding area.

Since the grant of the original permission in September 2000, the Chorley Borough Local Plan Review has been adopted. The Inspector's decision on the original permission included a condition requiring 17.5% of the housing units to be affordable. Policy HS5 of the adopted Plan seeks a minimum proportion of affordable housing of 20% of the total number of units. It also states that this will usually be achieved through a Section 106 legal agreement, and advises that on sites previously granted planning permission for a lower proportion of affordable housing will at the time any application is made to extend the life of the permission be subject to the provisions of Policy HS5. It is therefore recommended that this application be looked at in



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isolation and permission should not be granted without an associated legal agreement covering affordable housing.

The current definition is £77,500 for a standard 3 bed mews. The amount of contribution is based on the difference between the open market value of properties on the site, and this definition. With regard to this site, this may work as follows: Number of total units =164 therefore number of Affordable units (@20%) = 33

Based on the Council's formula it is estimated that a contribution to affordable housing of about £2m would be generated.

The applicant's agent states he has obtained prices from local and regional agents, and based on their figures the commuted sum to be offered is £691,050. This is stated to have been calculated using the formula set out in the Council's guidance, however there is obviously a substantial gap between the two figures, which requires further negotiation.

The development should accord with Policy HS21 and the interim guidelines for new equipped play areas associated with housing developments the legal agreement should include the laying out of informal open space and an equipped play area as well as a commuted sum both for the maintaining the on site open space and for the provision of off-site playing fields. The financial contribution for the provision of the off site playing fields when calculated in accordance with the play provision guidelines (£750 per dwelling) totals £123,000.

The maintenance cost per dwelling for the on-site open space is £708 per dwelling – total £116,112 and for the off-site playing fields is £352 per dwelling – total £57,728. Total = £296,840.

These sums have been calculated in line with the Council's interim guidelines mentioned above.

Policy TR1, TR2, TR4 and TR6 contain various criteria to ensure that access to sites is suitable, will not result in unacceptable traffic flows through residential areas, will be well linked to the main road network, properly mitigate any highway and transport problems that may arise, provide safe and adequate access for vehicles, cyclists and pedestrians, and appropriate traffic calming, with a road layout that is appropriate to the locality. Traffic calming on From Street plus a pedestrian crossing on Eaves Lane with build outs is the proposed technical solution.

Policy EP10 requires the developer to demonstrate that the character and value of the existing landscape and its features have been taken into account. This is an outstanding query as to whether bat roosts are present. LCC Ecology has stated that landscaping and planting schedules should be provided for approval as part of the planning application and should be clearly defined on the approved plans and should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. It is considered that as this detailed information has not been forthcoming the proposal is contrary to Policy EP10.

Policy EP16 requires applications on site likely to be contaminated to be accompanied by a report to establish the nature and content of the contamination and provide measures for dealing with it safely. The Environment Agency has confirmed acceptance of the Flood risk Assessment and the contaminated land survey suggesting conditions to control the

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mitigation. However this affects proposed levels raising them by up to one metre close to the canal.

Policy HT3 requires developments to have regard to the setting of listed buildings. Bagganley Lane Canal Bridge is listed Grade 2. It is proposed to be used as an emergency access. Boundary treatments along the Bagganley Lane frontage have not yet been determined but I am satisfied that the proposal will not cause harm to the setting of the listed building and appropriate boundary treatments can be agreed.

The peripheral location of the site has prompted the transport response of the County to seek contributions to improving bus services to try and mitigate the long trek down to the site. Clearly this is a good idea, but I am not sure that it will discourage car usage as intended. Nevertheless such a request, when combined with the required affordable housing and open space contributions create serious tensions with the value of the site.

## **Conclusions**

This is a particularly difficult case arising mainly from its history. The original appeal and allocation indicated a high level of commitment, but in the interim no satisfactory layout was received. The number of houses has also increased which exacerbates issues of access and impact. Now the County as strategic authority are concerned at the housing oversupply, and, as in other Boroughs, are objecting to some allocated sites going forward.

As members are aware this is a peripheral site with poor access and is awkward to develop, which is why the Council did not wish it to be permitted in the first place. Since that time the lack of developers able to resolve the sites problems, perhaps confirms the Councils initial reaction. Nevertheless the site remains a derelict nuisance to the locality.

At the time of writing there is not an agreed position on affordable housing as our up to date stance appears to require a larger contribution than the applicant envisages.

There is not a technical objection on highway grounds, notwithstanding the views of local residents, as improvements to the Froom Street/Eaves Lane junction are proposed plus traffic calming. But there is no acceptance by the developer that a contribution to bus services should be paid.

There has been a commitment to housing here and lengthy negotiations to try and overcome the many physical issues arising. The gap on affordable housing is still significant, and the County's Structure Plan Policy 12 view is a major new factor.

Whilst clearly there are matters for Committee to debate, on balance I am led to a recommendation of refusal.

## **Recommendation: Refuse**

### **Reasons**

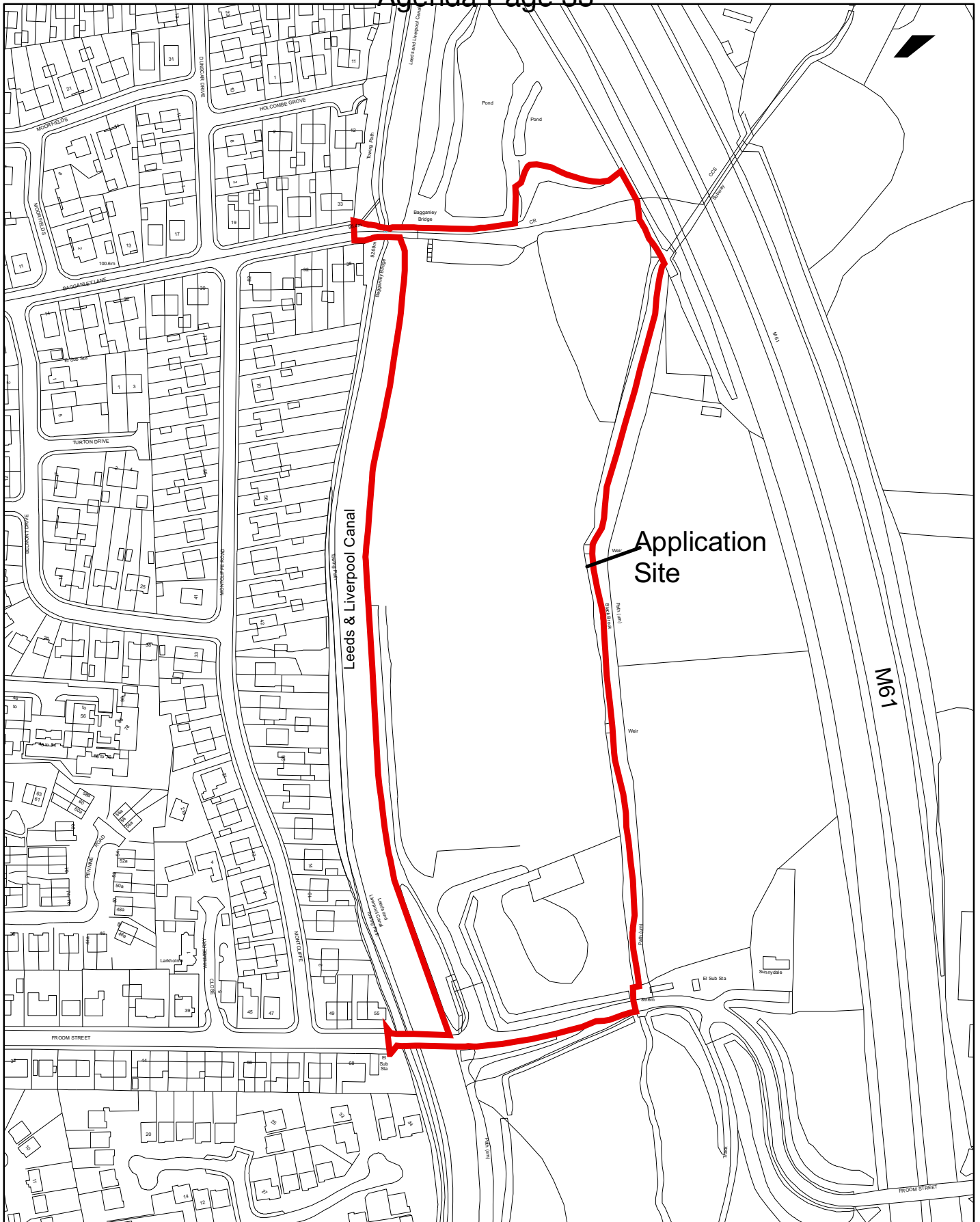
1. The proposal would contribute to an oversupply of housing in the Borough contrary to the provisions of Policy 12 of the Adopted Joint Lancashire Structure Plan.
2. The proposal is contrary to Policy HS5 of the Adopted Chorley Borough Local Plan Review in that it does not make adequate provision for affordable housing.
3. There is still potential for protected species to be affected by the proposed development and insufficient information to confirm the potential impacts or any mitigation needed. The landscaping

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proposals do not confirm that targets specified in UK and Lancashire Biodiversity Action Plans will be complied with. The development is therefore contrary to Policies EP4 and EP10 of the Adopted Chorley Borough Local Plan Review and Policy ER5 of the North West Regional Planning Guidance/Regional Spatial Strategy.

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**Head of Planning Services**  
**Chorley Borough Council**

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Application No.  
 05/00344/FULMAJ

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Agenda Item No.  
**A. 2**

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<b>Item B. 1</b>	<b>05/00335/FUL</b>	<b>Permit</b>
<b>Case Officer</b>	<b>Mr Simon Pemberton</b>	
<b>Ward</b>	<b>Pennine</b>	
<b>Proposal</b>	<b>Proposed horse breeding facilities, livery stables, ancillary accommodation and alterations to access,</b>	
<b>Location</b>	<b>Land Adjacent To Heapey Road Heys Farm Chapel Lane Heapey Lancashire</b>	
<b>Applicant</b>	<b>Mr I Farnworth</b>	
<b>Proposal</b>	<p>This application proposes the construction of livery stables and ancillary accommodation together an outdoor sand school and alterations to the existing access track to Heapey Road. An indoor arena is shown on the submitted plans for information but is excluded from the application.</p> <p>The proposed stable building measures approximately 22.5m by 14m and includes stabling for 13 horses. The building is shown on the plans to be of stone construction, but the applicant has indicated a willingness to use a timber construction. The stables are being proposed in a U form with a pitched roof over. The building is 3m high to the eaves and 4.2m to the ridge. The ancillary building is 12.5m by 6m approximately and includes a food store, treatment room, office and tack room. It is 3m high to the eaves and is 5m to the ridge.</p> <p>The site forms part of the land holding associated with Heyes Farm that has separate access off Chapel Lane via a private drive that also serves a number of other residential properties. The applicant advises that although the proposal includes a livery use, it is intended that it will be the breeding and training activities which predominate. The proposal is to diversify the holding into a horse related enterprise. A business plan has been submitted with the application. The existing farm land associated with the holding is largely used for grazing of horses but also for a small number of heifers and sheep.</p> <p>The proposed access is also a public footpath (No. 30) identified on the definitive map. This footpath continues up to the applicants dwelling and then along the private drive to Chapel Lane. A network of other footpaths criss-cross the site. Footpath 36 runs along the rear of the proposed stables alongside the railway embankment. Footpath 35 runs diagonally across the field into the adjacent woodland. Footpath 34 then cuts back up towards the dwelling and rejoins footpath 30.</p>	
<b>Policy</b>	<p>This site of the proposed buildings lies within the Green Belt as defined in the Chorley Borough Local Plan Review 2003 where policy DC1 applies. The access to serve the proposal lies in the open countryside where policy DC2 applies. Also of relevance are policies GN5, DC9, EP4 and EP8.</p>	
<b>Planning History</b>	<p>A previous planning application, reference 9/04/00145/FULMAJ, on land adjacent to Heapey Lane itself, was submitted in February 2004. This proposed a similar form of development but also included an indoor paddock within the scheme. This application was withdrawn by the applicant following discussions with officers. There is no other planning history of immediate relevance to the current application.</p>	

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## Consultations

English Nature are concerned that the site is adjacent to an area known to be populated by great crested newts, that such species is protected, and information needs to be submitted prior to the determination of the application which addresses this.

The County Highways raises no objection to the proposal subject to the imposition of conditions and that certain information is drawn to the applicant's attention.

The Parish Council objects to the proposal in that it is a large commercial development which would have a detrimental effect on the surrounding countryside, that it would completely destroy the outlook from some of the residential properties on the Heapey Chase Estate, and, that the height of the proposed buildings would make it practically impossible to screen from view. If the application is to be approved the Parish Council consider that it is essential that sufficient parking spaces are provided in the site to ensure that no parking takes place on Heapey Road.

The County Archaeologist raises no objections to the proposal. The Environment Agency raise no objection subject to conditions being imposed. The Ramblers Association raise no objection provided that there is sufficient protection/segregation of walkers from horses and associated traffic (horse boxes etc.). The Councils Head of Environmental Services has no comments to make.

## Representations

The residents of 1 and 3 Heapey House have objected to the proposal. They are concerned that the land is designated as Green Belt and that there is no need for this unnecessary commercial development, that the buildings could be located adjacent to the existing property and utilise access off Chapel Lane, that vehicles parking on the road and manoeuvring into the site would pose a risk to highway safety. The access is immediately opposite his house when there are two other accesses in the immediate vicinity. There will be conflict between users of the footpaths and vehicles accessing the stables. That the proposal would have an adverse impact on wildlife. There will be significant noise and disturbance from the use of the access. That the proposal is harmful to the character of the area.

## Assessment

This application is a resubmission of a previous withdrawn application. Your officers had indicated that amongst other issues, due to the scale of development proposed and its location close to Heapey Road that the proposal would adversely affect the character and visual amenity of the open countryside. It was therefore indicated that the proposal would not likely to be acceptable.

The current proposal sought to address those concerns regarding the visual impact by re-siting the proposed buildings beyond the existing railway embankment to the north of the original siting. This embankment stands approximately 10 metres tall and supports substantial existing mature planting. This revised sighting removes any view of the proposed development from Heapey Road and in this respect is a significant improvement over the original proposal.

### Green Belt

The revised location lies within the Green Belt where there is strict control over new developments set out in policy DC1 of the Local Plan. Further details are expressed in policy EP8 which specifically relates to horse developments and are also amplified in Supplementary Planning Guidance.



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These policies, whilst generally supporting farm diversification schemes, would encourage buildings to be located where possible in existing groups. The applicant advises that this is not practical due to the unsuitability of the existing access to be used for commercial purposes (third parties control parts of the access and are unwilling to grant their consent), and the topography of the land around the existing buildings. The land does fall away steeply making it more difficult to site the buildings easily, and would entail significant engineering works to provide a suitable level area.

Furthermore, this application relates only to the stables and ancillary building and does not include the indoor arena, which would be likely to be contrary to policies DC1 and EP8 of the Local Plan and the advice in the adopted SPG.

In respect of the more limited scheme it is accepted that whilst it would be possible to provide the accommodation proposed in the existing complex of buildings this would have practical difficulties and may result in a development that was more prominent in the wider landscape.

In landscape terms it will be necessary to provide some landscape screening of the proposed development, particularly adjacent to the footpath and to the north of the buildings. This can however be secured by conditions attached to any permission

### Highways

In relation to the detailed access arrangements, the County Highways Officer is satisfied with the details of the proposal. It is not considered that there would be grounds to refuse the application on the safety of the access. In relation to the likelihood of vehicles parking in the highway, it is not considered that the proposal would be likely to result in significant quantities of vehicles parked on the highway. This is particularly the case bearing in mind the length of the access driveway.

In relation to the potential for conflict with users of the footpath on the site, neither the LCC Highways Officer or the Ramblers Association have objected to the application on this basis. It is not therefore considered that there would be sufficient grounds to refuse the application on this basis.

### Newts

In relation to the possible presence of newts as identified by English nature, a report has been commissioned during the course of the application. This comprised of a survey of all ponds and potentially suitable habitat within 500m of the proposed development site. Great crested newts have been found in four of the five ponds and also in wet areas. Collectively the ponds support a medium population with a small number present in the wetland areas. The ponds are within short grazed pasture that provides plenty of foraging but very limited cover. The nearest suitable cover is associated with the disused railway corridor to the south and the Tan House Valley Biological Heritage Site to the north-west.

The consultants provisional report considers that the proposed development will not affect the breeding habitats of the great crested newts and their cover and protection will be unaffected. The only effects would be on the foraging area, but they consider that there is an excess of high quality foraging habitat. They therefore consider that the loss of this extremely small area, bearing in mind the low population, would not be significant. The only identified impact would be during the course of construction, which

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could be mitigated against by the erection of a temporary newt fence and the removal of any newts from the construction area.

On receipt of the final report, English Nature will need to be consulted in order to ascertain whether they are satisfied with the details of the report and its conclusions. A licence will be required for this work from DEFRA. A condition could be imposed with this requirement in any respect.

### Conclusions

On balance it is considered that the current scheme is considered acceptable, bearing in mind that it excludes the indoor arena, and the difficulties siting the proposed buildings adjacent to the existing farm house. However, it is also considered that any future application for an indoor arena would significantly prejudice the Green Belt and would be contrary to the policies in the development plan and the guidance in SPG.

This more limited application is therefore recommended for approval subject to the receipt of comments from English Nature agreeing the findings of the Great Crested Newt Survey/Report.

### **Recommendation: Permit**

#### **Conditions**

1. - Landscaping Scheme

2. - Landscaping Implementation

3. 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.*

4. No external lighting or floodlighting shall be erected or installed without express planning permission first being obtained from the Local Planning Authority.

*Reason: In the interests of the visual amenity of the area and to ensure compliance with policy GN5 of the Local Plan.*

5. Plans and particulars showing a scheme of foul sewers and surface water drains, shall be submitted to, and approved in writing by, the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing. Such works shall be carried out in accordance with the approved details concurrently with the rest of the development and in any event shall be finished before the building is occupied.

*Reason: In order that the Council may be satisfied with the details of the proposal and to avoid flooding or pollution of adjacent watercourse in accordance with policy EP18 of the Local Plan.*

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

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

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7. Prior to commencement of the development a scheme for the protection and mitigation of Great Crested Newts shall be submitted to and agreed in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with those details unless subsequently agreed in writing by the Local Planning Authority.

*Reason: In order to ensure adequate on mitigation for the protected species in accordance with policy EP4 of the Local Plan.*

8. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access

*Reason : To limit the number of access points to, and to maintain the proper construction of the highway.*

9. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

*Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.*

10. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials.

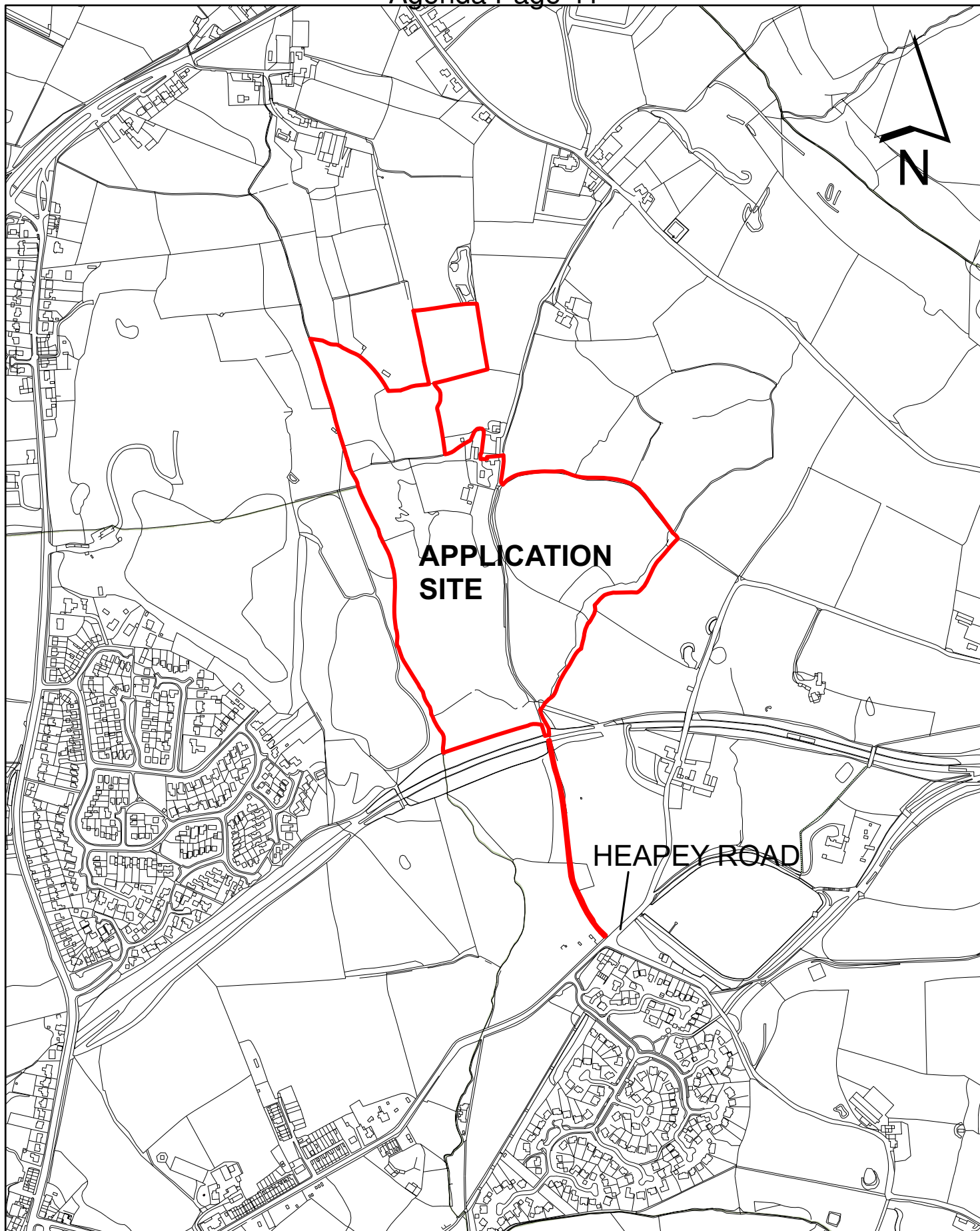
*Reason : To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.*

11. - Environment Agency Condition 12

12. - Environment Agency Condition 55

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Head of Planning Services  
Chorley Borough Council

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Application No.

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<b>Item B. 2</b>	<b>05/00431/COU</b>	<b>Permit</b>
<b>Case Officer</b>	<b>Mr David Stirzaker</b>	
<b>Ward</b>	<b>Adlington &amp; Anderton</b>	
<b>Proposal</b>	<b>Change of use of disused telephone exchange to two consulting rooms, ambulant disabled toilet and small reception and first floor storage annexed to existing doctors surgery and addition of side extension,</b>	
<b>Location</b>	<b>Granville House Medical Centre, Granville Street, Adlington, Chorley, Lancashire</b>	
<b>Applicant</b>	<b>Drs. Mumford, McAllister, Boyes &amp; Cooper,</b>	
<b>Background</b>	This application relates to Granville House Medical Centre, which is located on Granville Street just off Railway Road within the settlement of Adlington.	
<b>Proposal</b>	<p>It is proposed to convert a disused telephone exchange building to enable the provision of two additional consulting rooms, ambulant toilet, and reception area with record storage provided in the first floor. The telephone exchange building is located approx. 20m to the southwest of the main medical centre in the corner of the car parking area and comprises of a single storey brick building measuring approx. 11m by 5m by 2.6m to the eaves and 5.5m to the ridge.</p> <p>It is also proposed to extend the building by adding a small, fairly modest extension to the top corner of the southeast facing elevation to facilitate the record storage and provide additional ground floor space. Five additional parking spaces are also to be provided, two of which are for staff and three of which are for visitors. Cycle parking facilities are also proposed at the front of the building.</p>	
<b>Applicants Case</b>	<p>The applicant has provided a Transport and Car Parking Assessment, which sets out measures to improve the existing situation on site in respect of car parking. Copies of letters sent prior to the submission of this application from the MP to the Head of Planning Services and the applicants expressing support for the application have also been submitted with the applicant's documentation, as has a letter of support from Lord Hoyle of Warrington.</p> <p>The surgery has also initially negotiated an agreement with Adlington Community Association regarding the use of their car park at the Community Centre on Railway Road for up to six staff vehicles, which would be finalised if planning permission were to be granted.</p>	
<b>Policy</b>	<p>GN1 - General Settlement Policy  GN5 - Building Design and Landscaping  TR4 - Highway Development Control Criteria  TR8 - Parking Provision Levels  TR16 - Cycle Facilities</p>	
<b>Planning History</b>	Ref no. 9/04/00047/COU - This application was withdrawn prior to determination due to concerns over the lack of additional parking provision.	
<b>Representations</b>	Two letters of support have been received in relation to the application, the	

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contents of which can be summarised as follows: -

- The medical centre is ideally situated in the centre of the village which has grown enormously over the past years which warrants the need for additional doctors
- The occupiers of the property to the south (30 Anglezarke Road) of the application building have stated that as long as the windows facing onto their garden area are obscure glazed, the application is supported

Three letters of objection and a petition signed by the occupiers of 13 of the properties on Granville Street has also been received, the contents of these objections can be summarised as follows: -

- The new car parking spaces would not be enough to cope with the extra patients the new consulting rooms would generate
- The junction at the end of Granville Street with Railway Road is already extremely busy
- Patients vehicles often block the driveways of the residential properties on Granville Street
- Granville Street is a narrow cul-de-sac having only a single entry and exit point
- The use of the St Johns Ambulance Hall sometimes coincides with the Medical Centre opening times
- Increasingly, residents of neighbouring streets are using the Ambulance Hall car park and Granville Street to park their vehicles during the day and night and the street also becomes an overspill car park for St Pauls School in the mornings and afternoons and also for St Pauls Church services
- Visitors who are collecting/ordering prescriptions in most cases do not use the car park as they are only staying two minutes
- The car park is not popular due to the narrow access, its sloping nature and because the medical centre is accessed by a stairway at the rear
- Limited additional parking is also available on the frontage of the ambulance hall which is allowed purely as a goodwill gesture and should this arrangement change it would increase parking problems further
- The serious traffic congestion is growing in intensity
- The weight and number of vehicles is causing damage to the road and footpaths

## **Consultations**

The Head of Public Space Services has raised no objection to the application.

LCC (Highways) have raised no objection to the application.

Adlington Town Council supports the application.

## **Assessment**

The main issues warranting consideration are as follows: -

It is not considered that the conversion of the telephone exchange and the extension to it would prejudice the character and appearance of the locality given it sits behind the existing medical centre and does not occupy a prominent position in the streetscene.

In terms of the impact on residential amenity, the disused telephone exchange is sited in close proximity to the garden boundary of 30 Anglezarke Road. The extension to the building will be visible from this



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property and its garden area, although it should be noted that the occupier of this property has raised no objection to the application subject to all of the windows facing onto the property utilising obscure glass. This will be required by condition. Notwithstanding this, the applicant has also been asked to reduce the bulk of the extension by hiping the roof to reduce the impact on the outlook from the above property and its garden area. An update will therefore be added to the addendum when such plans are received. In terms of the impact on the other adjacent properties, it is considered that the building is of a sufficient distance from the rear of the properties on Railway Road and 32 Anglezarke Road so as not to cause detriment to the amenities currently enjoyed by the occupiers of these properties.

As detailed, the application proposes the additional provision of five parking spaces. Two of these spaces, adjacent to the converted building would be allocated for staff whilst an additional three spaces within the existing car parking area would be made available to patients. Provision for cycle parking is also to be made available in front of the medical centre.

Regarding the objections received, concerns expressed by residents largely relate to the parking of patients vehicles on Granville Street. These have been noted and it is clearly evident that some patients do park on Granville Street instead of utilising the car park, despite the efforts of the medical centre to direct patients to the car park at the rear of the building.

Given the site is located near a bus route, railway station and is within the settlement of Adlington, it is considered to be in a highly accessible location and it should be borne in mind that the parking standards are expressed as a maximum in order to facilitate reducing the dependency on the car in such locations. For two consulting rooms, as is the case for this application, the number of spaces that should be provided, expressed as a maximum is six. However, given the location context, it is considered that an additional five spaces is in line with the adopted parking standards and Policy No. TR8.

Whilst the car parking facilities are considered to be in line with the adopted standards, the medical centre can only go so far in encouraging patients to use the car park. It is acknowledged that a problem of patients parking on Granville Street exists. This was evident when my officer visited the site whereby four spaces were left unused in the car park whilst vehicles were parked on Granville Street in close proximity to the medical centre. However, it would be incorrect to speculate that all of the vehicles parked on the street were those of patients. It therefore remains open to the Head of Public Space Services to address this issue by taking separate action and/or measures under the requisite legislation, i.e. yellow lines.

Both the Head of Public Space Services and LCC (Highways) have raised no objections to the application and whilst it is acknowledged that Granville Street is used for parking by patients, it is felt that a refusal on these grounds would be difficult to substantiate.

**Conclusion** On the basis of the above, and given the measures the medical centre have proposed to implement if planning permission is granted, it is recommended that planning permission be granted.

**Recommendation: Permit**

### **Conditions**

1. All windows in the south east facing elevation of the existing building and the extension to it shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter and no

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additional windows shall be inserted in any other elevation nor shall any rooflights be inserted in any of the roof planes.

*Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

2. Before the use of the two consulting rooms hereby permitted is first commenced, the additional car parking spaces shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car parking spaces shall not thereafter be used for any purpose other than the parking of vehicles.

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

3. Before the use of the two consulting rooms hereby permitted is brought into use, the provision to park four cycles at the front of the medical centre, in accordance with the approved plans, shall have been made.

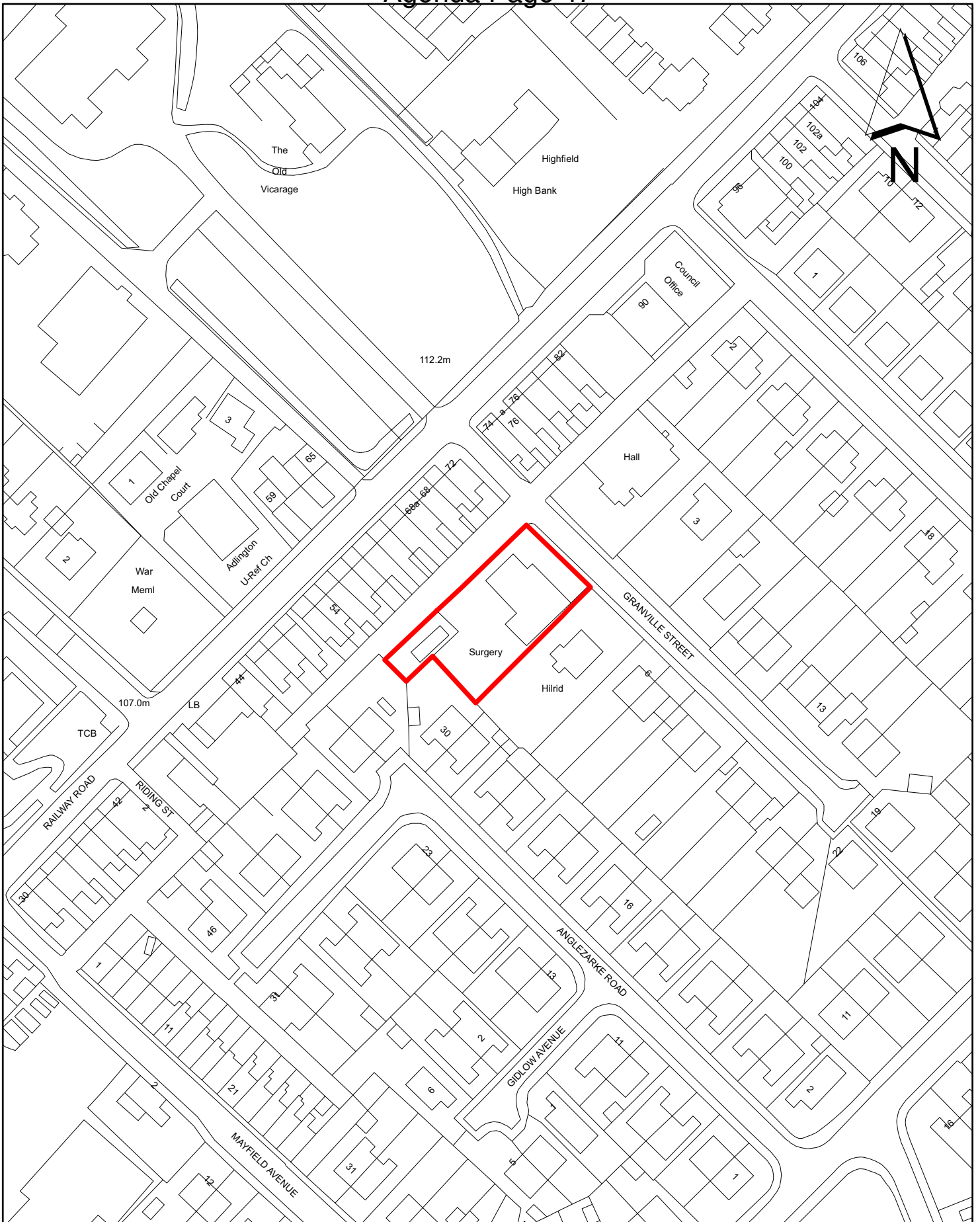
*Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR16 of the Adopted Chorley Borough Local Plan Review.*

4. The approved plans are:

Plan Ref.	Received On:	Title:
sk/0/3	04 May 2005	Proposed elevations and floor plans
sk/00/3	25 April 2005	Location Plan
sk/00/1	25 April 2005	Proposed car and cycle parking plan
sk/0/2	25 April 2005	Existing elevations and floor plan
sk/00/4	25 April 2005	Section as existing
sk/0/1	24 April 2005	Ground floor plan as proposed

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

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 Chorley Borough Council

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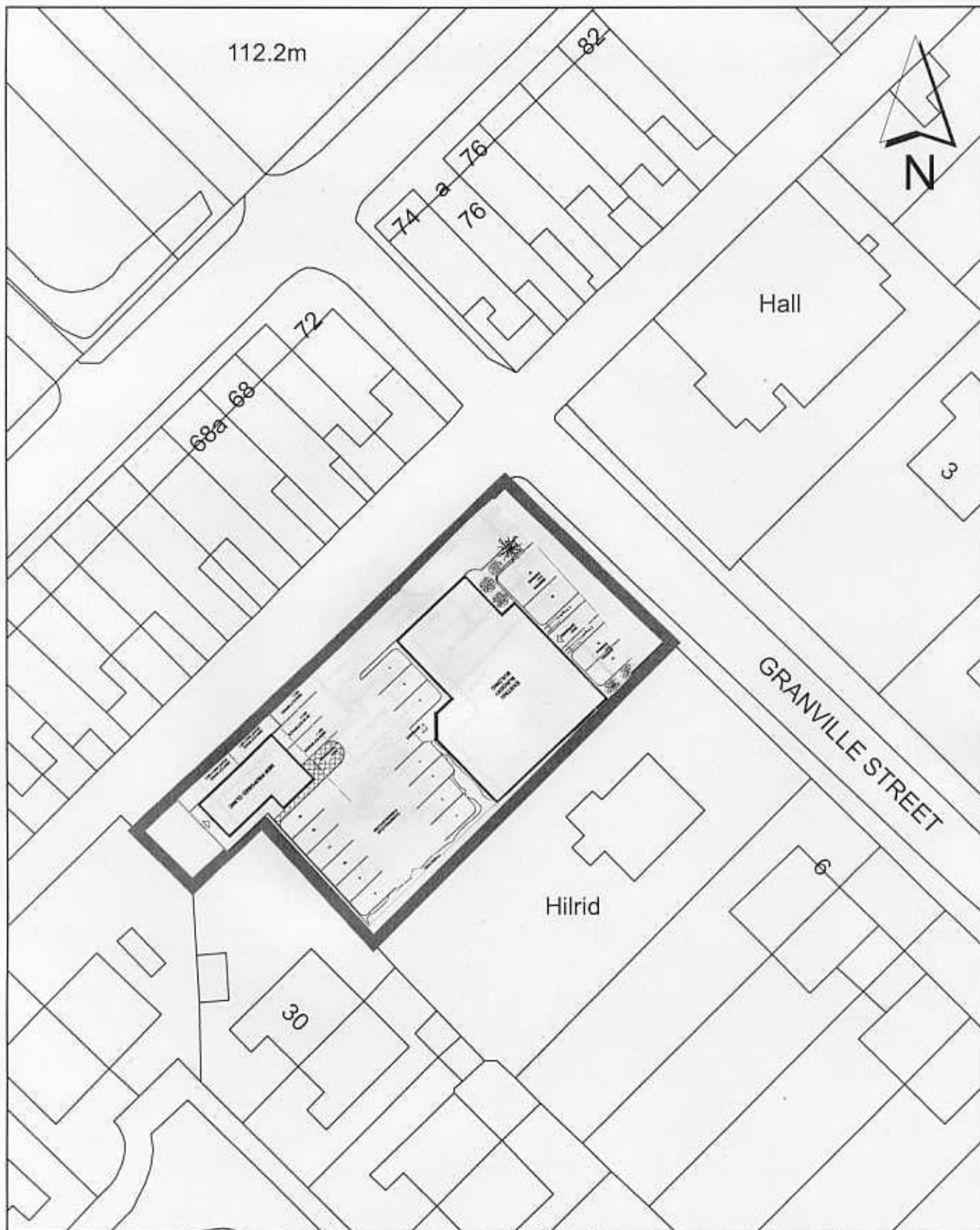
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Application No. 05/00431/COU	Grid Ref: E: 360448 N: 413370	Scale: 1:500	Agenda Item No. B. 2

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<b>Item B. 3</b>	<b>05/00442/FUL</b>	<b>Permit</b>
<b>Case Officer</b>	<b>Mr David Stirzaker</b>	
<b>Ward</b>	<b>Chorley South East</b>	
<b>Proposal</b>	<b>Formation of fenced and floodlit synthetic turf pitch with goal recesses and mowing strip,</b>	
<b>Location</b>	<b>Holy Cross R C High School Burgh Lane Chorley LancashirePR7 3NT</b>	
<b>Applicant</b>	<b>Wendy White (Headteacher)</b>	

**Proposal** This application relates to Holy Cross High School on Burgh Lane, which is located within the main settlement of Chorley to the south of the town centre.

Permission is sought for the formation of a synthetic sports pitch, boundary fencing and floodlighting. The pitch measures 105m by 65m and is to be sited just south of the school on an existing playing field/sports pitch. The fencing proposed around the pitch measures 3.6m high and would comprise of 1.2m high panels from ground level with 2.4m high welded mesh panels above. The section of pitch adjacent the school would be cut into the field resulting in a floor level approx. 1.5m below the level of the field whilst the farthest end will finish at approx. the same level as the field which slopes from the north west to the south east.

**Background** The pitch is to be made available for community use out of school hours. In 1995, planning permission (ref no. 9/95/00651/FUL) was granted for extensions to the upper part of the school. This application also included a new access from Carr Lane through The Bowers estate, which was developed on land previously owned by the school. A Section 106 agreement required the use of the existing access from Burgh Lane to then be limited to parents vehicles only and that the access from Carr Lane be the principle access to the school for staff vehicles and buses. The Section 106 agreement also stipulated that within three years of the Eaves Green link road being open to traffic (ref no. 9/02/00907/CB3ESM), a new principle access to the school should be provided from the link road.

The application for the school extensions and access also included a synthetic pitch, albeit in a different position to the current proposal. The Section 106 agreement also stipulated that the pitch be made available for use by the community.

**Policy**

- GN1 - Main Settlement Policy
- GN5 - Building Design and Landscaping
- EP21A - Light Pollution
- TR4 - Highway Development Control Criteria
- TR8 - Parking Provision Levels
- LT16 - Dual Use of Education Facilities

**Planning History**

- 9/04/01043/FUL – Single storey extension to the rear of the sports hall (Permitted)
- 9/99/00650/FUL – Single storey extension (Permitted)
- 9/99/00642/CTY - Engineering Works to create the levels to accommodate adjusted layout of sport pitches including new boundary fence and drainage outfalls (No objections raised)

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9/95/00651/FUL - Construction of new classroom block, sports hall and associated changing facilities, provision of all-weather pitch. Creation of temporary access road from Carr Lane to serve Upper School (Permitted)

## Representations

As a result of public consultation, so far eleven letters of objection have been received although further letters of consultation have been sent out hence any additional comments will be reported to committee on the addendum. The contents of the objection letters so far received can be summarised as follows: -

- Excessive noise and disturbance would be created by users of the pitch and the vehicular traffic associated with it
- The flood lighting towers are excessively high
- The lights on the towers would be too bright causing a nuisance to the properties on The Bowers
- Use late into the evening would impact on residential amenity
- The increased levels of traffic to the school would be unacceptable
- No mitigating planting has been proposed
- The floodlighting would impact on the flora and fauna of the adjacent woodland
- The floodlighting would add to light pollution in the locality
- The use of the access from Burgh Lane would not be acceptable during hours of darkness

## Consultations

The Head of Environmental Services has raised no objection to the principle of the application but has recommended that the floodlighting be installed in accordance with guidance issued by the institute of lighting engineers.

The Ramblers have no objections to the application.

Comments are still being awaited from The Head of Public Space Services, LCC (Highways), The Head of Leisure Services and Sport England. These will be reported to committee on the addendum.

## Assessment

The main issues that warrant consideration are as follows: -

The pitch would be located approx. 110m to the south west of The Bowers development and it is acknowledge that the pitch will be readily visible from these properties. However, the school site is located within the settlement of Chorley some distance from the Green Belt boundary to the south, which it should be noted, is on the other side of the proposed line of the Eaves Green link road. Given this context, it is not considered the pitch will not be of detriment to the character and appearance of the locality nor the outlook from the properties on the Bowers or the other residential properties around the periphery of the site.

Full details of the flood lighting will have to first be agreed with the Council by virtue of an appropriate condition. This will enable a suitable scheme to be agreed thus ensuring the lighting does not unduly prejudice residential amenity and highway safety given the proximity of the pitch to the new link road. It should also be noted that in terms of disturbance/nuisance from noise and light, the Head of Environmental Services has raised no objection to the application.

As detailed, it is envisaged that a new access will be provided from the Eaves Green link road thereafter becoming the principle access to the school. Until permission has been sought and obtained for this pursuant to



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the Section 106 agreement, the principle access will remain from Carr Lane through The Bowers. Having regard to the strong objections raised on this aspect of the proposal, these have been noted. However, the 1995 permission included an all weather pitch in much the same position as the proposal, the opening hours of which were not restricted by condition. The school have stated that the pitch will not be used later than 10pm in the week and 8pm at the weekends hence it is considered reasonable to restrict the use of the pitch/floodlighting to these times. It should be noted that once a new principle access to the school from the link road has been implemented, traffic would no longer be able to access the school through The Bowers, as stipulated by the Section 106 agreement.

With regards to levels, the floor level of the pitch is to be cut into the field at the end nearest the school and will be at the same level as the field at the farthest end. The pitch will not therefore appear built out of the landscape and the end adjacent the school will be on average approx. 1.5m lower than the level of the field. Scope also exists for a scheme of mitigating planting to be undertaken around the pitch.

**Conclusion**                    On the basis of the above, it is recommended that planning permission be granted subject to the imposition of the recommended conditions.

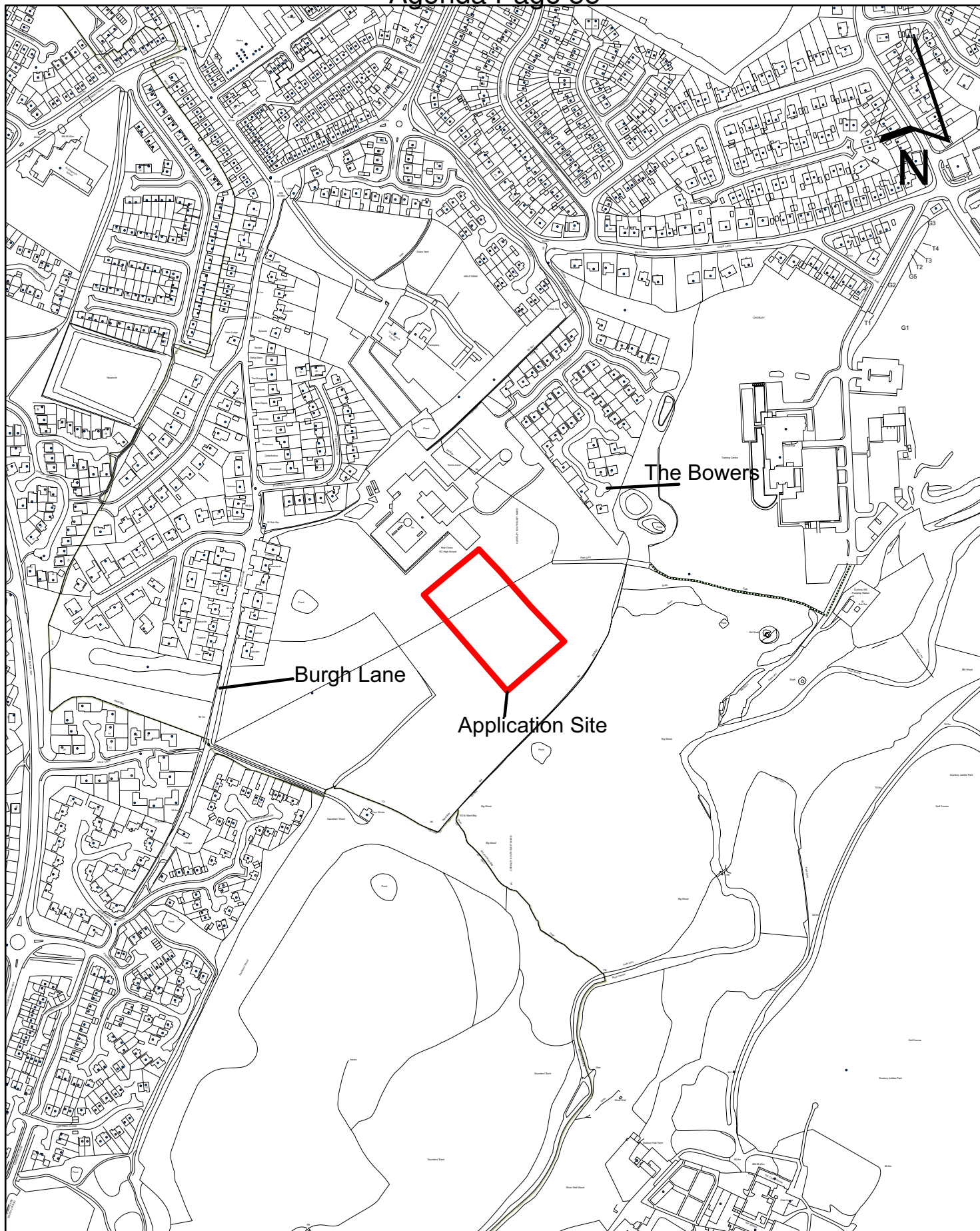
**Recommendation: Permit**

**Conditions**

To follow on Addendum

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Head of Planning Services  
Chorley Borough Council

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<b>Item B. 4</b>	<b>05/00472/FUL</b>	<b>Permit</b>
<b>Case Officer</b>	<b>Miss Nicola Bisset</b>	
<b>Ward</b>	<b>Chorley North East</b>	
<b>Proposal</b>	<b>Alterations of first floor premises to provide 6 new flats, erection of ground floor rear extension with first floor balconies, formation of railings to rear and creation of 3 residents parking spaces,</b>	
<b>Location</b>	<b>299 - 305 Eaves Lane Chorley Lancashire PR6 0DR</b>	
<b>Applicant</b>	<b>Mr J Hall</b>	
<b>Proposal</b>	<p>The application is for the conversion of the first floor of 303 to 305 Eaves Lane from storage and office accommodation associated with the ground floor shops to residential accommodation. At ground floor level there is an existing Spar shop and bakery.</p> <p>The application also includes ground floor rear extensions to provide a staff room and loading area for the ground floor shops. When the application was first submitted on the 3<sup>rd</sup> May 2005 the proposal included first floor rear balconies over the extensions. The scheme has now been amended removing two of the three proposed balconies retaining only one which faces the side elevation of number 1 St. Peters Street. The remaining balcony will have a timber pergola above it with galvanised steel handrails and balustrades.</p> <p>As part of the proposal three car parking spaces are to be provided. Two spaces to the rear of 301 Eaves Lane and one to the rear of the property at the boundary with St. Peters Street on an existing paved area.</p> <p>Galvanised steel gates are proposed to be erected to enclose the parking spaces and similar railings will be erected to the rear of the property measuring 1.8 metres high.</p> <p>The application also includes the refurbishment of 301 Eaves Lane which is currently unoccupied.</p>	
<b>Planning Policy</b>	GN1- Settlement Policy- Main Settlements HS6- Housing Windfall Sites HS11- Flats above Retail and Commercial Premises SP6- District, Neighbourhood and Local Shopping Centres TR4- Highway Development Control Criteria TR8- Parking Provision Levels	
<b>Planning History</b>	05/00186/FUL- Alterations of first floor premises to provide 6 new flats, erection of 2 ground floor rear extensions with first floor balconies, formation of railings to rear, and alterations to side road to form parking lay-by. Withdrawn to resolve parking problems  05/00437/FUL- Installation of ATM cash machine to front of store- Under Consideration  95/00800/ADV- Display of illuminated fascia sign- Advert Consent	
<b>Applicant's Case</b>	The applicant has submitted a supporting statement with the application and	

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raises the following points:

- There is strong support from national, regional, county and local planning policy for residential redevelopment of the site, the principle of which is understood to be accepted.
- With regard to the car parking provision, there is clear guidance within PPG3, PPG13 and an acknowledgement within both the Local Plan and regional planning guidance that car parking standards should be applied flexibly, authorities should not require provision for car parking over and above that which the developer deems necessary, and where sites are sustainably located, a flexible approach to the provision of parking should be adopted.
- With regard to the application site, 3 car parking bays are provided, at a ratio of 50% (i.e. 3 bays relating to the 6 apartments). However the site is sustainably located, being within a defined local centre where there is an appropriate range of local shops and services, it is also within walking distance of the transport interchange facilities of Chorley town centre, and Chorley Railway Station
- Given the site's location, the acknowledgements within policy of the need to apply standards flexibly, the acceptability of the use in principle, and the appropriateness of the level of car parking proposed, the application is supported by planning policy and consent should be forthcoming.

## Representations

4 letters of objection have been received from neighbours raising the following points:

- The impact on highway safety and parking will be unacceptable
- There will be an impact on the residential amenity of local residents including overlooking and loss of privacy
- Loss of privacy from the proposed windows
- The development would be inappropriate and of no benefit to the community
- The existing car park at the rear is already full in the evening
- Cars park illegally on the side street

## Consultations

**Lancashire County Council Highways:** have no objection to this proposal

**Public Space Services:** object to the proposal in terms of parking. 3 parking spaces are unlikely to accommodate the parking and residents parking will be displaced. If someone chooses to walk to work they still need somewhere to park their car. The areas shown as parking on the plans are already used by staff.

**United Utilities:** The site should be drained on a separate system, with foul drainage only connected into the foul sewer. Surface water should discharge to the watercourse/soakaway/surface water sewer and may require consent of the Environment Agency.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

**Environmental Services:** have no comments to make

**Housing Services:** the application is supported by the housing needs and housing renewal teams on the grounds that:

1. it increases availability of rented property within the private sector, and
2. it brings an otherwise empty property in to use for housing provision.

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## Assessment

The site is located within a neighbourhood shopping centre as allocated in the Adopted Chorley Local Plan Review 2003 and includes the conversion of empty space over existing commercial premises.

The provision of new housing in the Borough is tightly controlled in line with Regional Planning Guidance. The proposal however is an exception to the Council's Windfall Housing Policy as it is located within an allocated shopping centre and within 400 metres of a bus route. The conversion of floorspace above shops is identified within PPG3 as an important source of new housing in town centres. The proposal would provide housing within a convenient location which has easy access to local amenities and is therefore contributing towards the aims of sustainability.

To the rear of the site is a predominantly residential area with residential properties on St. Peters Street and Corporation Street. The proposal initially included three balconies at the rear of the properties, it was considered that three balconies would have created a loss of privacy due to overlooking of the rear garden areas of 1-5 St. Peters Street. The scheme has subsequently been amended removing the two balconies which faced those rear garden areas. One balcony has been retained this is however directed at the side wall of number 1 St. Peter's Street, which has a blank side gable wall apart from one first floor side window which does not serve a habitable room. Therefore no loss of privacy will be created from the proposed balcony in this location to the detriment of the occupiers of 1 St. Peter's Street.

There are existing windows at first floor level in the front, rear and side elevations of the property. The proposal includes replacing these with double glazed windows. The original scheme included French doors to facilitate the balconies at the rear. The amendments to remove two of the balconies also include replacing the proposed French doors with smaller windows. The windows at the rear serve a lounge and bedroom. The windows to the rear will have views of the side of number 1 St. Peter's Street and the car park area to the rear. The majority of the windows are relatively small and will be directed at the side elevation of number 1. The windows will be located approximately 5.5 metres from the side boundary with number 1. The position of the window ensures that the views will be limited and are unlikely to create overlooking to the detriment of the residents at 1-5 St. Peters Street.

The windows in the side elevation (north elevation), adjacent with St. Peter's Street, will serve a lounge and various bedrooms. The side windows face across St. Peter's Street directly at 307 Eaves Lane, a residential property. There are no first floor windows in the side elevation of 307 Eaves Lane and therefore the proposal will not create any loss of privacy for the residents of 307 Eaves Lane.

The proposal also includes removing the existing windows in the south elevation and replacing them. The windows will be relatively small bedroom windows which will be located over 13 metres from the side boundary of 297 Eaves Lane. This distance ensures that the windows will not create any loss of privacy to the detriment of the occupiers of 297 Eaves Lane.

The replacement of existing first floor windows at the property will not create any loss of privacy to the detriment of the surrounding neighbouring properties.

The ground floor use of the properties is unlikely to impact on the amenities of future occupants. The flats will be self-contained with ground floor access

## Agenda Page 60

at the front of 301 Eaves Lane and will be independent of the ground floor commercial premises. The proposed flats will not adversely impact on the surrounding residential properties through overlooking or loss of privacy. The proposal therefore complies with Policy HS11.

The proposal includes the provision of three parking spaces. A similar planning application was submitted in February 2005 and this application was withdrawn because the proposed parking was not adequate. The scheme has been amended to provide three parking spaces. The Council's Public Space Services Section has again raised concerns that the proposed parking is not adequate for the accommodation that will be provided. They are concerned that the additional cars will displace the existing residents cars and cause further problems in the area. The adopted parking standards are detailed in Appendix 3 of the Adopted Chorley Local Plan Review 2003. The guidance states that for single bedroomed housing there should be 1 car space per dwelling and for family housing there should be 2 car spaces per dwelling. This however is a maximum and not a minimum level in accordance with guidance in PPG13. In addition to the onsite provision there is also a communal car park to the rear of the property which can be used for residents cars.

The car parking provision for this proposal is below adopted standards. Therefore it is likely that the lack of off street parking associated with this proposal will add to the pressure on on-street parking. However, there is an existing car park to the rear of the premises. The fact that there is available parking to the rear will reduce the impact of a lack of on site parking at the site.

Ideally more parking should be provided on site however, the site is located within a convenient area for local amenities and the proposal incorporates the conversion of premises above shops which is identified in PPG3 as a valuable source of housing provision. The proposal is therefore considered acceptable.

**Recommendation: Permit**

### Conditions

1. The approved plans are:

Plan Ref.	Received On:	Title:
A3/0.006	11 <sup>th</sup> May 2005	Site Location Plan
035507/A2/0.004	3 <sup>rd</sup> May 2005	Existing Ground Floor Plan
035507/A2/0.005	3 <sup>rd</sup> May 2005	Existing First Floor Plan
035507/A2/0.010A	3 <sup>rd</sup> May 2005	Existing Elevations
035507/A2/0.001C	3 <sup>rd</sup> May 2005	Proposed Ground Floor Plan
035507/A2/0.002B	8 <sup>th</sup> June 2005	Proposed First Floor Plan
035507/A2/0.003B	8 <sup>th</sup> June 2005	Proposed elevations

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

2. 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.*

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

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



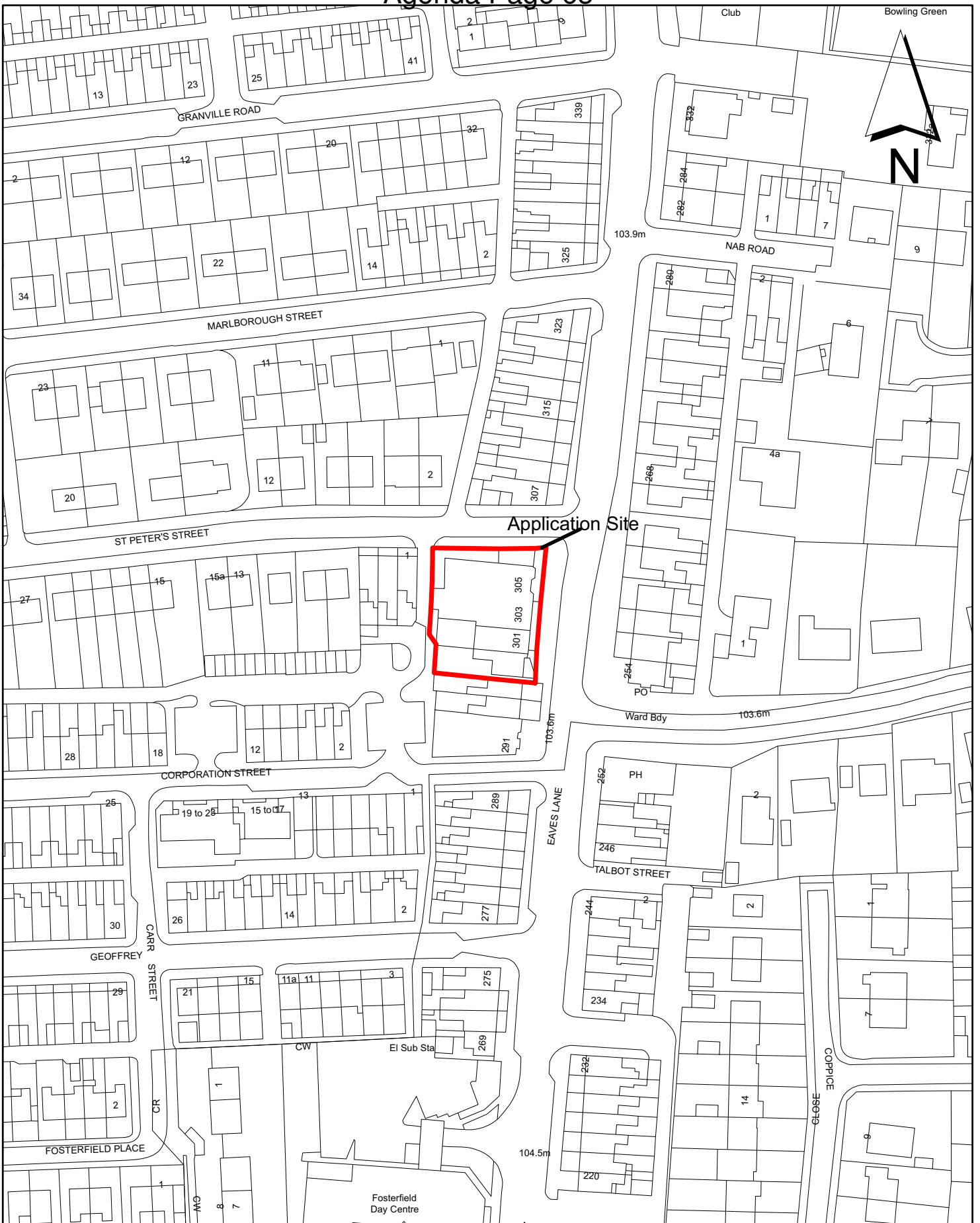
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4. Before the works required for the conversion to the residential use proposed are first commenced, full details of a scheme of soundproofing between the proposed flats and ground floor commercial property shall have been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved soundproofing scheme shall be completed before any flat is occupied.

*Reason: In the interests of the amenity of future occupants of the proposed flats and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.*

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Alan D Croston BA (Hons) MRTPI MCM1  
 Head of Planning Services  
 Chorley Borough Council

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Application No.

Grid Ref:

Scale:

Agenda Item No.

05/

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<b>Item B. 5</b>	<b>05/00506/FUL</b>	<b>Permit</b>
<b>Case Officer</b>	<b>Mrs Helen Lowe</b>	
<b>Ward</b>	<b>Chisnall</b>	
<b>Proposal</b>	<b>Erection of builders storage building, to replace existing builders lock-up store,</b>	
<b>Location</b>	<b>Builders Lock-Up Former Telephone Relay Station Preston Road Coppull Lancashire</b>	
<b>Applicant</b>	<b>Wellbuilt Construction Ltd</b>	

**Proposal** This application proposals the erection of a steel portal framed building, clad with profiled steel sheet cladding. It is proposed that this be olive green to the walls and slate grey to the roof. The proposed building would be 8 m wide by 24 m long. There would be a two storey section 18 m in length with a maximum ridge height of 6.5 and the remaining 6 m to the rear would be single storey with a maximum ridge height of 5m. The proposed building is intended to replace an existing storage building. It is proposed to locate the northern elevation of the building 5.6 m further to the north, so that it would be adjacent to the adjoining pub car park (of the Allison Arms).

The proposed building would continue to be used as a builders lock-up/store. It would replace an existing building measuring 6m wide, by 15.6 m long with a maximum height of 4.6 m. There are also two smaller buildings on site that are to be removed.

It is not proposed that there would be any increase in the number of people employed by the company or the number of vehicle movements to and from the site.

**Policy** The application site is located within the Green Belt, therefore policy DC1, Development in the Green Belt, is relevant, as is Planning Policy Guidance Note 2: Green Belts. Planning permission will not be granted, except in very special circumstances, for development other than one of the specified categories of acceptable uses. This does not include the replacement of industrial buildings, however the extension of an existing rural business may be justifiable, providing that very special circumstances exist.

EM5, Extensions to Rural Enterprises, of the Adopted Chorley Borough Local Plan Review is also applicable. This policy states that proposals for the extension of established industrial or business premises will be permitted provided it meets all the following criteria:

- It respects the scale design, and facing materials of the original building;
- It will not harm the open character or appearance of the countryside;
- It respects any ecological, historic or archaeological interest the original property may have;
- It will not harm the amenity of nearby residents;
- It will not generate traffic of a type inappropriate to rural roads or require improvements which would harm the character of rural roads in the area.

Even though a proposal for the expansion of a rural enterprise may meet all

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of the above criteria, if it is located in the Green Belt, very special circumstances would need to be demonstrated in order for such a proposal to be considered acceptable.

### Planning History

Retrospective permission was granted in 1999 (ref. 9/99/00325/COU) for the change of use of the existing building from a telephone relay station and extension to the rear.

A planning application was withdrawn earlier this year (ref. 9/05/00074/FUL) for the erection of a replacement building with dimensions 13.6 m wide, 19 m long with a maximum height of 6 m.

### Consultations

The Head of Environmental Services: no objection in principal to the application, however it is advised that there have been nine complaints received about smoke from the site between 1999 and 2003. A Notification of Offence under the Clean Air Act 1993 was served in April 2003 relating to the emission of dark smoke from the site. It is suggested that a condition be attached stating that there shall be no fires for the burning of waste either inside or outside of the building

The following comments were received in response to the previously submitted application:

The Head of Planning Policy: the proposal is contrary to policies EM5 and DC1 of the Adopted Chorley Borough Local Plan Review. However, the extension of an existing rural business may be justifiable due to very special circumstances. The proposal is not the extension, but the replacement by a larger building. It is suggested that details of the business and its impact on the rural economy be weighed against it being against policy. It may be that this could be a material planning consideration that could justify granting permission.

Lancashire County Council Traffic and Development: no objections to the proposed development subject to the area forward of the building, indicated for 'parking and service' shall be paved and maintained clear of obstruction for parking and service use. It may be wise to include a condition that there shall be no storage of materials forward of the building.

Due to the relocation of the building, the County Highways Engineer has been reconsulted, but comments had not been received at the time of writing this report.

### Representations

One letter has been received objecting to the proposal on the grounds of the scale and appearance of the building and the issues of parking and road safety. They consider that the proposed building would be transformed from a cottage industry type building to a full blown industrial unit and that it would detract from the rural character to the area. Concern is expressed about the parking of tradesmen's private cars in Chisnell Lane.

### Applicants submission

In support of the previous proposal the Agent makes the following points:

- Currently all vehicles are stored outside the main building on the site and materials are stored within the building. In recent years there has been an increase in vandalism and theft from vehicles on the site. A letter from Lancashire Constabulary has been submitted to support this.
- It is the clients intention to provide a building large and secure enough to provide a building large and secure enough to house all his equipment materials and vehicles.
- This would deter criminals as no items of equipment or vehicles

## Agenda Page 67

would be on display. It would also improve the tidiness and appearance of this part of the Green Belt.

The applicant has also indicated that the repositioning of the building and increase in height would enable a greater number of employees vehicles to be parked off the highway during the day. The applicant has been asked to confirm this in writing, but this had not been received at the time of writing this report.

### **Assessment**

The main issues to consider relate to effect on the Green Belt, neighbour amenities and highway safety.

To the north of the application site is a public house and car park, to the south is a school playground and school buildings. The southern boundary of the site is screened by a number of mature trees. The existing building is constructed largely from steel sheeting and is dark green in colour. Although washed over by the Green Belt, the site is located within a ribbon of development and the area is relatively built up for some distance both to the north and south. There are also a number of residential properties to the west of the site.

It is considered that the design and appearance of the proposed building is similar in style to the original building and would not be unduly out of character with the area. The style of building is not dissimilar to an agricultural building. It is considered that its bulk, scale and design would give rise to minimal harm to the openness and rural character of the area, particularly taking into account the nature of the existing surroundings.

As there would be no undue increase in the level of activity at the site (in terms of use or traffic), and a greater proportion of activity taking place internally this would also minimise the level of harm to the Green Belt. The outward impact of the new building would not be significantly greater than that of the existing building. By extending to the rear, rather than further increasing the width, and open space between the building and the adjacent school is maintained.

Although industrial development would normally be inappropriate in the Green Belt, it is felt that in this case there are sufficient very special circumstances justifying an exception to Green Belt policy.

The nearest residential properties are on the opposite side of Preston Road, and at the Allison Arms to the north, both approximately 30m away. As there is no change to the present level of activity at the site it is not considered that the use during normal working hours would have any detrimental effect on their amenities.

With regard to the comments of the Head of Environmental Services it is considered that it would be inappropriate to attach a condition preventing the burning of waste on the site, as this would duplicate the effect of other controls. Government advice is clear that it is not the place of the planning system to seek to control matters that are the proper concern of the pollution control authority (PPG23 Planning and Pollution Control and Circular 11/95).

As no objections have been received from Highway Engineers at the County Council and the proposal would not alter the numbers of vehicles visiting the site, it is considered that there would be no adverse impact on highway safety. Indeed, a reduction in vehicles parking off the highway would be of benefit.

## **Recommendation: Permit**

### **Conditions**

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

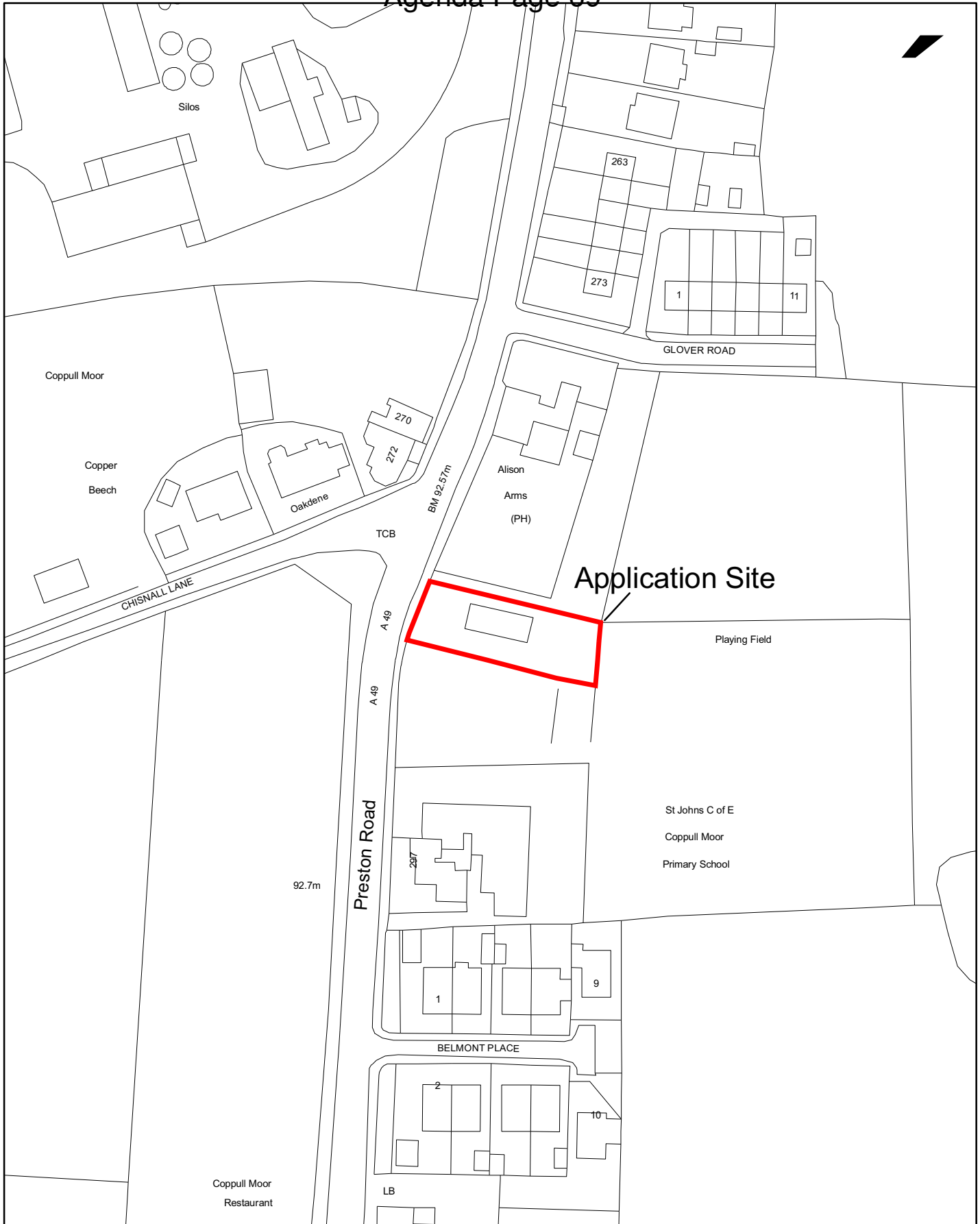
*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and EM5 of the Adopted Chorley Borough Local Plan Review.*

2. No materials, vehicles or equipment shall be stored or parked on the site other than inside the building.

*Reason: In the interests of the amenity of the area and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.*

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<p><b>Alan D Croston BA (Hons) MRTPI MCM</b>  <b>Head of Planning Services</b>  <b>Chorley Borough Council</b></p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application No.  <b>05/00506/FUL</b></p>	<p>Grid Ref:                  E: 355501                  N: 413011</p>	<p>Scale:  <b>1:1,250</b></p>	<p>Agenda Item No.  <b>B. 5</b></p>

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# Report

Report of	Meeting	Date
Head of Planning Services	Development Control Committee	28.06.2005

## PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Item	Application	Recommendation	Location
D. 1	05/00330/FUL	Permit	Jubilee Service Station 65 Preston Road Whittle-Le-Woods Lancashire PR6 7PG
D. 2	05/00443/REM	Approve	Land To The Rear Of 209-213 Preston Road Whittle-Le-Woods Lancashire PR6 7PS
D. 3	05/00444/ADV	Permit	M6 Motorway Service Area Northbound Mill Lane Charnock Richard Lancashire
D. 4	05/00445/ADV	Permit	M6 Motorway Service Area Southbound Mill Lane Charnock Richard Lancashire
D. 5	05/00461/TPO	Consent	14 Rosewood Close Chorley Lancashire PR7 3BX
D. 6	05/00490/TEL	Prior App not reqd - Telecom	Bretters Farm, Off Chorley Road Heath Charnock Lancashire PR6 9HY

Continued....

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<b>Item D. 1</b>	<b>05/00330/FUL</b>	<b>Permit</b>
<b>Case Officer</b>	<b>Mr Simon Pemberton</b>	
<b>Ward</b>	<b>Clayton-le-Woods And Whittle-le-Woods</b>	
<b>Proposal</b>	<b>Redevelopment of existing forecourt including replacement petrol storage tanks, 4 no. pumps and extended canopy, re-sited jet wash with glass screens, alterations to existing sales/workshop building to create larger shop, office and store,</b>	
<b>Location</b>	<b>Jubilee Service Station 65 Preston Road Whittle-Le-Woods Lancashire</b>	
<b>Applicant</b>	<b>Jubilee Service Station,</b>	
<b>Proposal</b>	<p>This application proposes the redevelopment of the existing petrol filling station courtyard with the demolition of the existing canopy and pumps, the removal of the existing tanks and their replacement with 4 new storage tanks (totalling 100,000 litres), four new pumps and a replacement canopy. The proposals also incorporates a re-siting of the jet wash facility and the re-organisation of the existing sales/workshop building to create an enlarged shop, office and store (removing the workshop).</p>	
<b>Policy</b>	<p>This site lies within the urban area of Chorley as identified in the Chorley Borough Local Plan Review 2003 where general policies GN5, HT3 and TR4 are pertinent.</p>	
<b>Planning History</b>	<p>There is no planning history of immediate relevance to the current application.</p>	
<b>Consultations</b>	<p>The Environment Agency identifies that although a site investigation has been submitted with the application, they are aware that a tank failure has recently occurred at the site (during the course of the application). As a result of this, whilst they raise no objection, this is subject to the imposition of further conditions relating to a desktop study/site investigation, the details of the drainage system and the installation of an oil interceptor. The Councils Head of Environmental Services also recommends similar conditions.</p> <p>The County Council Highways Officer has raised concerns relating to the use of certain parking spaces and the jet wash and the resultant conflict with vehicles accessing and egressing the site. He has recommended that a one-way system is introduced.</p> <p>The Parish Council considers that the site does need some improvement but have two main concerns relating to the canopy. Firstly they wish to ensure that the larger canopy does not unduly affect the adjacent listed building. They are also concerned that the larger canopy will result in more light pollution to the adjacent dwellings, and in particular 62 and 64 Preston Road opposite the site.</p>	
<b>Representations</b>	<p>The resident of Rotherham Top Farm, the adjacent listed building, he wishes to see the vent pipes from the petrol tanks moved to a better location as they have suffered from fumes and they have stunted the growth of the hedge.</p>	
<b>Assessment</b>	<p>This application, which simply replaces the existing facilities is in principle acceptable. The purpose of the application is to upgrade and replace</p>	

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outdated equipment and provide more fill points. The main issues to consider are:

- Highways
- Listed Building
- Trees
- Amenities of adjoining residents
- Light pollution
- Pollution

In relation to highways issues the plans have been amended following the comments of the County's Highways Officer. They have omitted the parking previously indicated which would have conflicted with the access arrangements. They have also agreed to introduce a one-way system with vehicles accessing the site at the southern end and egressing at the northern end. The applicant advises that this reflects the pattern of the existing use, but is nonetheless happy to introduce formal signage.

In relation to the impact on the listed building, the enlarged canopy will be more visible from within the curtilage of the listed building. It will in part be screened by existing trees. Overall, it is considered that provided the illumination is appropriately controlled by condition there will not be a significant adverse impact on the setting of the listed building.

The trees on the adjoining land (within the curtilage of the listed building) do overhang part of the site. The vast majority of the proposed canopy will not affect those trees. Any impact will be relatively minor in nature and will only involve their very limited pruning. It is not considered that the proposal will have any significant adverse impact.

The resident of the neighbouring properties requests that the existing vents are re-sited away from his boundary. These vents are to allow air into the tanks when fuel is pumped out, the vents should not allow petrol vapour into the atmosphere. As a consequence it is not considered that there would be any significant impact on the amenities in this respect. However, the applicant has amended his proposals to re-site the vents further from the house, albeit still on the boundary.

There has been a known incident at this site that has cause fuel to leak into the soil and adjacent drainage systems. This has occurred from a damaged tank at about the time of the submission of the application. All the existing tanks are to be removed and as a consequence will prevent this incident reoccurring. However, it has been recommended by the Environment Agency and the Councils Head of Environmental Services that further investigatory work and the appropriate remediation is undertaken. The applicant's agent accepts this will be necessary, but advises that the extent of the issue will only become apparent when the existing tanks are removed.

In relation to potential for lighting, this is a matter that could be appropriately conditioned. The applicants advise that the external face of the canopy will have an illuminated star with reducing illumination for a length of 3m from the star. Under canopy lighting will be recessed so that only the area under the canopy is illuminated and there should be no significant light pollution beyond the boundary of the site.

In conclusion, it is not considered that the proposal will have any significant impact on interests of acknowledged importance.

## **Recommendation: Permit Conditions**

### 1. Prior to the commencement of development:

- (a) A methodology for the investigation and assessment of ground contamination has been submitted to and agreed in writing by the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including BS10175:2001 'Investigation of Potentially Contaminated Site – Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination to the site, risks to receptors and potential migration beyond the site boundary;
- (b) All testing specified in the approved scheme (submitted under (a) above) and the results of the investigation and risk assessment, together with the remediation proposals to render the site capable of development have been submitted to the Local Planning Authority,
- (c) The Local Planning Authority have given written approval to the remediation proposals (submitted under (b) above), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to the Local Planning Authority.

Thereafter the development shall only be carried out in full accordance with the approved remediation proposals. Should during the course of the development any contaminated material, other than referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals, be discovered then the development should cease until such a time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proper end use in accordance with policy EP16 of the Local Plan.*

### 2. All areas used for the washing of vehicles shall be contained and connected to foul sewers to prevent discharge of contaminated drainage to underground strata or controlled waters.

*Reason: To prevent pollution of the water environment and in accordance with policy EP16 of the Local Plan.*

### 3. Prior to being discharged into any watercourse, surface water sewer or soak away system, all surface water drainage from the hardstanding areas shall be passed through an oil interceptor design and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor. The interceptor shall thereafter be retained and maintained in a manner to ensure its continued function.

*Reason: To prevent pollution of the water environment and in accordance with policy EP18 of the Local Plan*

### 4. Prior to the commencement of development a detailed specification for the intensity of the illumination of the canopy and building shall be submitted to and approved by the Local Planning Authority. All works shall be undertaken in accordance with the approved scheme, and no additional or alternative means of illumination shall thereafter be installed without the written consent of the Local Planning Authority.

*Reason: To be satisfied that the submitted advertisement material is to be illuminated in a manner which will not cause a detriment to amenity or highway safety.*

### 5. Notwithstanding the submitted details, samples and/or a colour schedule of all materials and finishes to be employed on the external faces of the building or buildings, hereby permitted, shall be submitted to and approved by the Local Planning Authority before any on-site work is commenced. All works shall be undertaken strictly in accordance with the details as approved.

*Reason: To be satisfied about the details of the external appearance of the building and in accordance with GN5 of the Local Plan.*

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6. The *southern most* access shall be used for the purpose of 'entry only' and appropriate signs and markings shall be provided, the details of which shall be agreed by the Local Planning Authority in conjunction with the Local Highway Authority and implemented concurrently with the development. The *northern most* access shall be used for the purpose of 'exit only' and appropriate signs and markings shall be provided, the details of which shall be agreed by the Local Planning Authority in conjunction with the Local Highway Authority and implemented concurrently with the development.

*Reason: In the interests of highway safety and in accordance with policy TR4 of the Local Plan.*

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<p><b>Alan D Croston BA (Hons) MRTPI MCM1</b>  <b>Head of Planning Services</b>  <b>Chorley Borough Council</b></p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application No.  <b>05/00330/FUL</b></p>	<p>Grid Ref:                  E: 358114                  N: 420207</p>	<p>Scale:  <b>1:1,250</b></p>	<p>Agenda Item No.  <b>D. 1</b></p>

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<b>Item D. 2</b>	<b>05/00443/REM</b>	<b>Approve</b>
<b>Case Officer</b>	<b>Mr Nigel Robinson</b>	
<b>Ward</b>	<b>Clayton-le-Woods And Whittle-le-Woods</b>	
<b>Proposal</b>	<b>Reserved Matters Application for a detached house and garage</b>	
<b>Location</b>	<b>Land To The Rear Of 209-213 Preston Road Whittle-Le-Woods Lancashire</b>	
<b>Applicant</b>	<b>Lawson Margerison Partnerships</b>	
<b>Proposal</b>	<p>Reserved matters application upon an outline approval under 02/00099. The matters of design, external appearance and landscaping are being dealt with at this stage. The principle of its siting with an attached garage was established under the outline consent while there was no planning condition restricting the nature of the dwelling to such as a single storey property. Means of access has also been discharged. A three-bedroom house has been submitted for consideration by the Council. It would have an eaves height of 4.8 metres with a hipped roof detail of a maximum ridge height of 6.9 m. overall. Amendments have been submitted in order to try and overcome concerns about the impact of the new building and potential overlooking. Building levels as existing on what is now a cleared site.</p>	
<b>Planning Policy</b>	Site within the existing urban area; policies GN5 / HS6 apply.	
<b>Planning History</b>	<p>Previous outline consents in 1999 &amp; 2002, plus a refusal of a continued renewal of the outline consent in April this year when it was considered that it would not be appropriate to allow a further extension of 3 years to the permission as this would conflict with the current policy &amp; SPG against housing oversupply in the Borough. As such the applicant reverted to his extant permission and details were submitted prior to its expiry.</p>	
<b>Applicant's Case</b>	<p>Current proposal has been amended to overcome officers' concerns about the height and mass of the building and the potential overlooking of 6 St. John's Close.</p>	
<b>Representations</b>	<p>Joint letter submitted by the owners of 4, 5, 6 St. John's Close expressing concerns about likely resultant parking problems as the site is currently used by staff from Lawson Margerison, while the proposed dwelling will reduce light and privacy to the neighbouring properties.</p>	
<b>Consultations</b>	<p>Ramblers – Public Footpath 12 (Whittle) is adjacent to the site. (It does not however intersect with the access to the application site ). Head of Open Space Services (Highways) – states concerns about the access point entering on to the A6 in that it should be wide enough for one car to stand while another exits / or enters the site; also that there should be adequate visibility from parked cars at the access point. It should be noted, as already stated, that the details of the access arrangements were approved at outline stage. In mitigation however about the width of the access being wide enough to support the two cars to be able to pass, there is clearly not possible but the access is purely to serve the one single dwelling and the householder(s) is / are likely to know, for the most part, of the pending movements in and out of the dwelling drive. The site originally accommodated a detached timber and has previously been used for vehicular usage.</p>	

## Assessment

As stated, the principle of a dwelling on this site was considered appropriate in 2002 and that permission may still be implemented irrespective of the stance taken in April not to extend any further permissions on the site. However, in not dealing with 'design' or 'external appearance' at the outline stage it was left open for these details to be discharged to the satisfaction of the Council

The site is somewhat elevated in relation to its neighbours at 4, 5 & 6 St. John's Close and it is important that the introduction of a new dwelling on this site does not impinge upon the amenities enjoyed by its neighbours by reason of its mass and scale. With this in mind, the applicants were asked to reduce the overall height of the proposed dwelling and reduce its roof mass. They were also asked address issues of potential first floor window overlooking of adjacent garden areas. The roof form has been changed from the rather harsh gable treatment originally submitted and eaves level has been lowered. A projecting bay windows with a deep cill recess has been indicated to bedroom 2 for the avoidance of direct overlooking as persons would not be able to stand at the window face itself and look right down upon the neighbouring curtilages in St. John's Close.

It is considered that the amendments have addressed officers concerns that the dwelling would have an overbearing impact in this location. With regard to the residents concerns about parking, this is really a matter related to the principle of the development on site which as stated was established by the 1999 permission and cannot be revisited under the scope of this reserved matters application. The residents have been advised of what matters can be addressed by the Council under the scope of this application.

## Conclusion

On balance it is considered that the submitted details are satisfactory and that reserved matters consent ought to be granted.

## Recommendation: Approve Conditions

1. The approved plans are:

Plan Ref.	Received On:	Title:
05/049/S01	3/06/05	Site Plan
05/049/P01	3/06/05	Elevations / plan detail
05/45/L01	3/06/05	Fencing details 1
05/49/L02	3/06/05	Fencing details 2
05/49/L03	3/06/05	Gate Details

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

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, HS4 of the Adopted Chorley Borough Local Plan Review.*

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

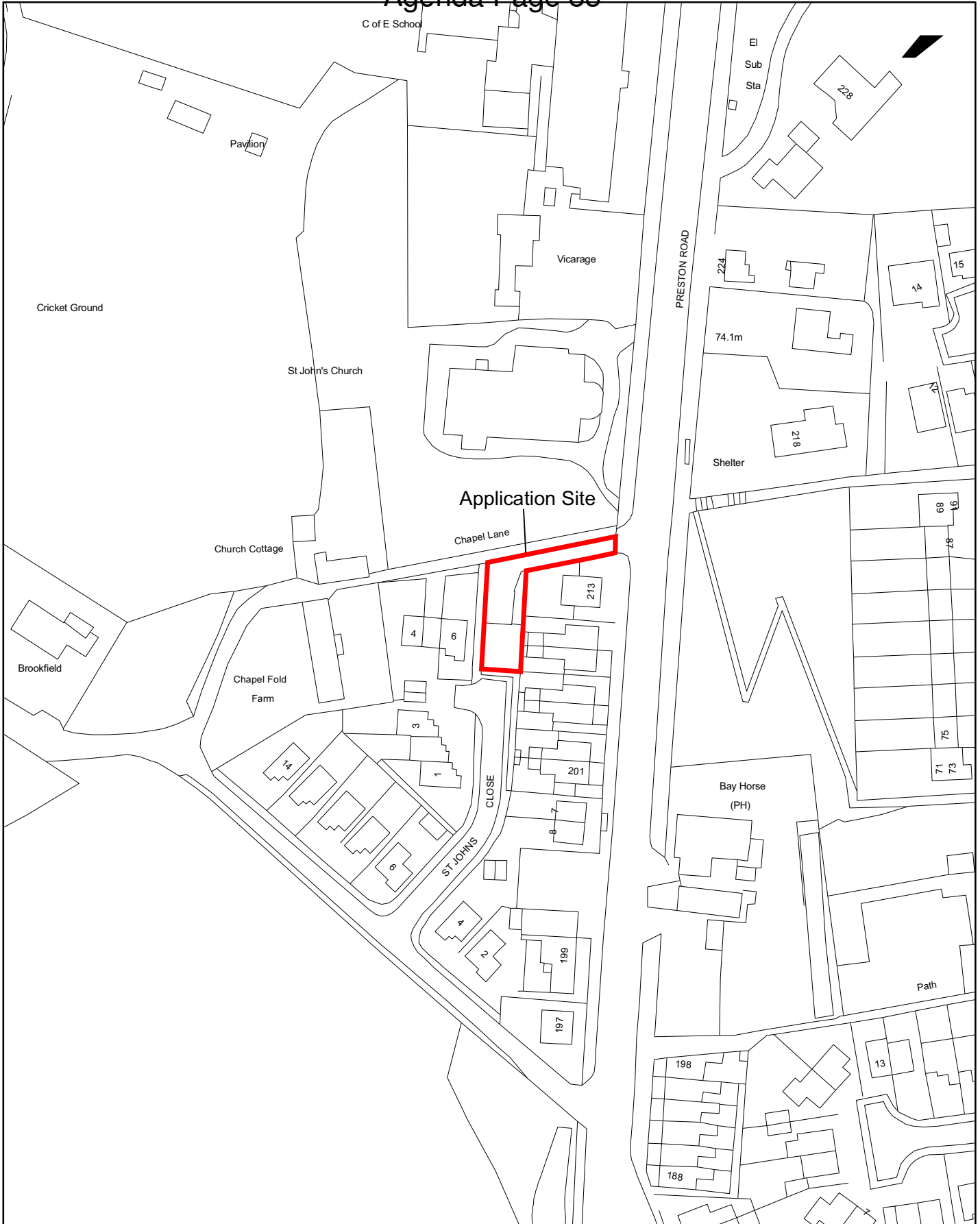
*Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.*

4. The submitted fencing and access gate details under the scope of the approved plans identified shall be implemented prior to the first occupation of the approved dwelling; the fencing shall be stained or painted in accordance with a scheme to be agreed with the Local Planning Authority upon its erection.

*Reason : In the interests of visual and residential amenity in the locality and to accord with the provisions of policies GN5 & HS6 of the Adopted Local Plan Review.*

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<p><b>Alan D Croston BA (Hons) MRTPI MCM</b>  <b>Head of Planning Services</b>  <b>Chorley Borough Council</b></p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application No.  <b>05/00443/REM</b></p>	<p>Grid Ref:                  E: 357858                  N: 421477</p>	<p>Scale:  <b>1:1,250</b></p>	<p>Agenda Item No.  <b>D. 2</b></p>

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<b>Item D. 3</b>	<b>05/00444/ADV</b>	<b>Permit</b>
<b>Case Officer</b>	<b>Mrs Helen Lowe</b>	
<b>Ward</b>	<b>Chisnall</b>	
<b>Proposal</b>	<b>Erection of an internally illuminated free standing pole sign,</b>	
<b>Location</b>	<b>M6 Motorway Service Area Northbound Mill Lane Charnock Richard Lancashire</b>	
<b>Applicant</b>	<b>Welcome Break Group Ltd</b>	
<b>Proposal</b>	<p>Both of these applications propose the erection of an internally illuminated free standing pole sign measuring 9m in height to be located on the slip roads leading to Charnock Richard Services on the M6 motorway. One would be located at the north bound services, the other at the south bound.</p> <p>The north bound sign would be located on the right of the slip road, on the 'splitter island' between the motorway and the entry slip road. The sign would replace an existing, blue 'welcome Break' sign in this location. The south bound sign would be located on an area of land located to the left of the slip road.</p> <p>The applicant has been asked to reduce the height of the signs by 2m so as to reduce their impact. Amended plans have not been received to date, however this report is written on the assumption that these will be forthcoming.</p>	
<b>Policy</b>	<p>Planning Policy Guidance Note 19: Outdoor Advertisement Control provides detailed guidance on outdoor advertisement control. The display of outdoor advertisements can only be controlled in the interests of amenity and public safety.</p> <p>The advertisement control system is concerned with the visual effect on its surroundings of an advertisement. The subject matter of the advertisement may not be controlled by Local Planning Authorities.</p> <p>In assessing an advertisements impact on amenity, PPG 19 states that Local Planning Authorities should have regard to its effect on the appearance of the building or on visual amenity in the immediate neighbourhood where it is to be located.</p> <p>The application site is located within the Green Belt, therefore policy DC1, Development in the Green Belt, and Planning Policy Guidance Note 2: Green Belts are also of relevance.</p> <p>Policy GN7 of the Adopted Chorley Borough Local Plan Review states that applications to display will be permitted providing that the following criteria are met:</p> <ol style="list-style-type: none"><li>The size, positioning and illumination would not adversely affect the visual amenities of the surrounding area;</li><li>The advertisement is in keeping with the scale and character of the building on which it is positioned;</li><li>The advertisement would not constitute a road safety hazard.</li></ol>	

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**Planning History** 9/98/00310/ADV Display of various internally illuminated advertisement signs. Approved 1 February 1999. This application replaced most of the previously existing signs and proposed the erection of a number of new signs.

There is no other planning history that relates directly to signs in the same locations at the services as proposed in this application.

**Consultations** The County Council Highway Engineers raised no objection to the sign.

The Highways Agency have no objections to the proposals being granted, subject to the sign being located on the applicants land and not within the motorway boundary. They also advise that a number of conditions regarding illumination would need to be imposed, in order to ensure that no lighting source be directly visible to drivers on the M6 motorway and that the lighting of the signs shall not cause a glare problem to motorists on the M6 motorway.

**Representations** Charnock Richard Parish Council have made the following objection to the proposals: The signs are vulgar, obtrusive and totally out of character with the rural nature of the parish. They are far too big and would be highly visible. The illumination would add to light pollution in the area. The signs would be an eyesore and degrade the name of the village.

**Applicant's Submission** The applicant makes the following comments in support of their applications:

- Since there are no properties in the immediate surrounding area, and the fact that both the services and motorways are screened from distant views, the signs will only be visible to passing motorists and those entering the sites;
- The signs would not appear out of place since they will be viewed against the backdrop of the existing commercial services (to both drivers on the motorway and those entering the services);
- The signs would therefore not appear out of place with their surroundings and as such will not be detrimental to the amenity of the area;
- The proposed signs would have no adverse impact upon the Green Belt;
- It is not considered that the signs would have any adverse impact upon public safety. This view has been supported in a number of recent appeal decisions (copies enclosed with application). The appeal decisions demonstrate that the proposed sign will not distract motorists on the highway network or encourage them to undertake dangerous late manoeuvres which could be detrimental to highway safety.

**Assessment** In view of the comments received from the Highways Agency it is not considered that the signs would give rise to any undue harm to public safety. The signs may be partially visible to those motorists passing the services, however the signs would contain familiar information that one may expect to see when travelling past a motorway service area. In one the aforementioned appeal decisions, the Inspectors concluded that responsible drivers, exercising due care and attention would be unlikely to undertake dangerous or hazardous manoeuvres on seeing the signs.

PPG 19 is clear that Signs should be designed and sited so as to harmonise with their setting. It is considered that although the signs would be located within the Green Belt, they would be viewed largely within the context of the motorway services. There are also some trees and planting that would

## Agenda Page 87

provide screening and soften the impact of the signs in the vicinity of the location of both proposed signs, particularly the sign proposed at the north bound carriage way. There are a number of similar signs within the motorway services complex, therefore the signs would not appear incongruous to the surroundings. Although care must be taken to avoid a proliferation of signs that would erode the appearance of the area, it is considered that the proposed signs would be located sufficiently within what could be considered to be the built complex of the service area so as not to cause unnecessary intrusion into the open and rural character of the surrounding countryside.

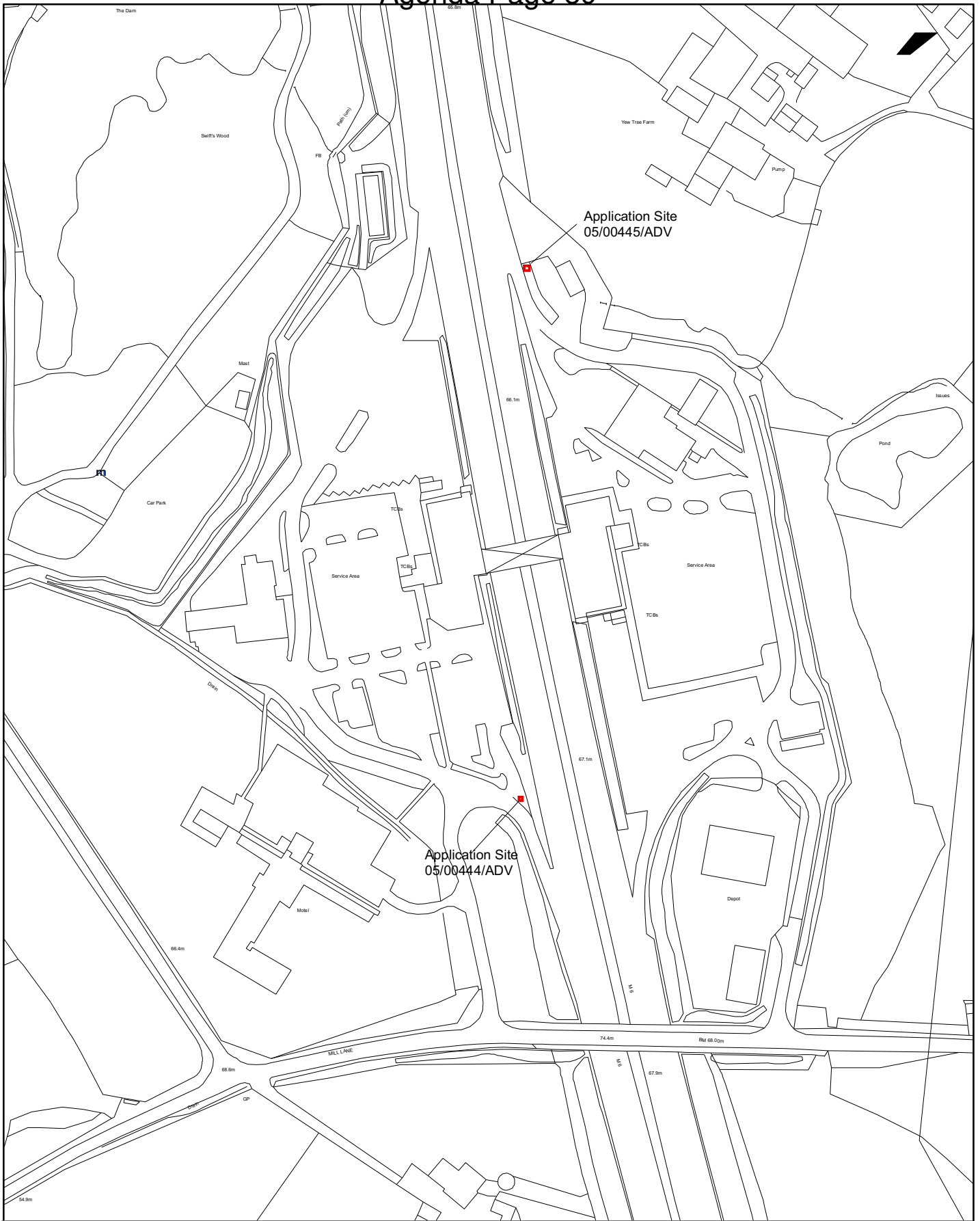
### **Recommendation: Permit Conditions**

1. The maximum level of luminance of the signs hereby approved shall not exceed the limits set out in paragraph 2 of Schedule 3 Part II of the Town and Country Planning (Control of Advertisement) Regulations 1992.

*Reason: In order to ensure that the lighting of the signs shall not cause a glare problem to motorists on the M6 Motorway and in accordance with policy no. GN7 of the Adopted Chorley Borough Local Plan Review.*

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<p><b>Alan D Croston BA (Hons) MRTPI MCM</b>  <b>Head of Planning Services</b>  <b>Chorley Borough Council</b></p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application No.  <b>05/00444/ADV</b></p>	<p>Grid Ref:  <b>E: 354388</b>  <b>N: 415207</b></p>	<p>Scale:  <b>1:2,500</b></p>	<p>Agenda Item No.  <b>D. 3</b></p>

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<b>Item D. 4</b>	<b>05/00445/ADV</b>	<b>Permit</b>
<b>Case Officer</b>	<b>Mrs Helen Lowe</b>	
<b>Ward</b>	<b>Chisnall</b>	
<b>Proposal</b>	<b>Erection of an internally illuminated free standing pole sign,</b>	
<b>Location</b>	<b>M6 Motorway Service Area Southbound Mill Lane Charnock Richard Lancashire</b>	
<b>Applicant</b>	<b>Welcome Break Group Ltd</b>	

Please see the report for application 05/00444/ADV.

**Recommendation: Permit  
Conditions**

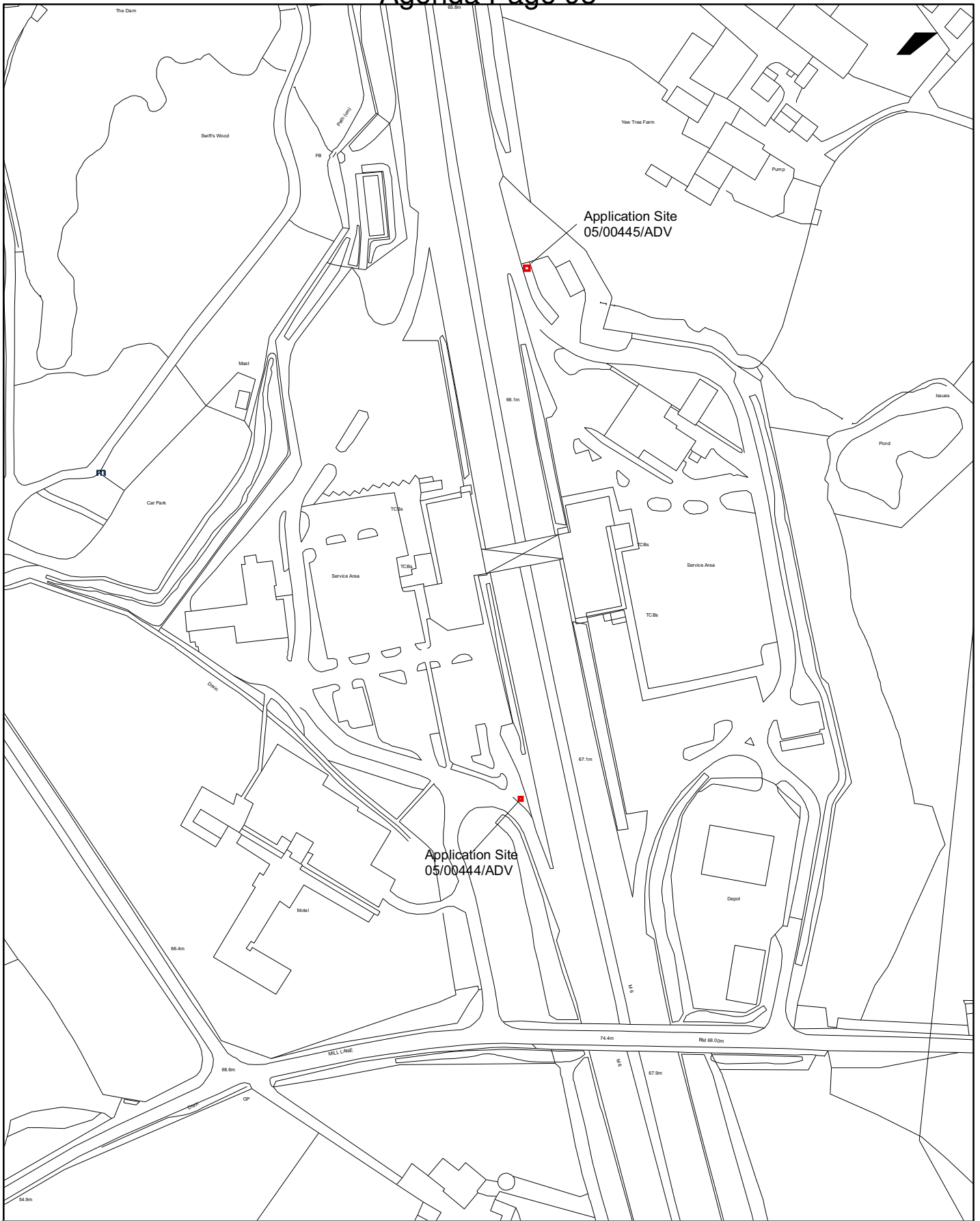
1. The maximum level of luminance of the signs hereby approved shall not exceed the limits set out in paragraph 2 of Schedule 3 Part II of the Town and Country Planning (Control of Advertisement) Regulations 1992.

*Reason: In order to ensure that the lighting of the signs shall not cause a glare problem to motorists on the M6 Motorway and in accordance with policy No. GN7 of the Adopted Chorley Borough Local Plan Review.*

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<p>Application No.  <b>05/00445/ADV</b></p>	<p>Grid Ref:  <b>E: 354503</b>  <b>N: 415200</b></p>	<p>Scale:  <b>1:2,500</b></p>	<p>Agenda Item No.  <b>D. 4</b></p>

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<b>Item D. 5</b>	<b>05/00461/TPO</b>	<b>Consent</b>
<b>Case Officer</b>	<b>Miss Caron Taylor</b>	
<b>Ward</b>	<b>Chorley South East</b>	
<b>Proposal</b>	<b>Works to 3 trees covered by TPO 10 (Chorley) 1998</b>	
<b>Location</b>	<b>14 Rosewood Close Chorley Lancashire PR7 3BX</b>	
<b>Applicant</b>	<b>Mrs Charlotte Wood</b>	
<b>Proposal</b>	<p>This application proposes the pruning of 4 trees, however, it was apparent from the site visit that there are only 3 trees. Confusion may have occurred as one of the trees is multi-stemmed and appears as separate trunks from the application property. To clarify, this application therefore refers to three trees as marked on the plan accompanying the application form:</p> <ul style="list-style-type: none"><li>• T2: Conifer</li><li>• T3: Elder</li><li>• T4: Holly</li></ul> <p>The trees that are the subject of this application are in the garden of a property on Bolton Road that backs onto the rear garden of 14 Rosewood Close.</p> <p>The reason given by the applicant for making the application is that the branches of the trees are encroaching over the boundary fence of their property causing their grass to die and go black as the trees block the sunlight. The trees are also dropping leaves which is making a mess.</p>	
<b>Policy</b>	Policy EP9 in the Adopted Chorley Borough Local Plan Review relates to trees and woodlands.	
<b>Planning History</b>	There has been one previous application (04/00856/TPO) for the felling of a tree in the garden of no. 75 Bolton Road by the same applicant, however, it was established that the tree was not covered by a Tree Preservation Order and therefore consent from the Council was not required and the application was withdrawn.	
<b>Consultations</b>	<p>The Head of Parks, Cemeteries and Greenspace makes the following comment:</p> <ul style="list-style-type: none"><li>• None of these trees would suffer from the proposed works of cutting back to the boundary line. Although I am not convinced as to how much difference it will make to the situation, I recommend approval of the application.</li></ul>	
<b>Representations</b>	One letter of objection has been received from no. 79 Bolton Road. They object on the grounds of privacy.	
<b>Assessment</b>	<p>The main issues to consider are the health and contribution of the trees to the area.</p> <p>The trees provide screening between the rear gardens of the properties on Bolton Road and Rosewood Close. However, the proposed works are only to cut back the overhanging branches back to the boundary. The amount of overhanging is not substantial and will not be detrimental to the health of the</p>	

## Agenda Page 96

trespass or reduce their coverage to such an extent that it would compromise on the privacy they provide between the properties in line with policy EP9. Therefore, due to the limited nature of the works I recommend approval of the application.

### **Recommendation: Consent Conditions**

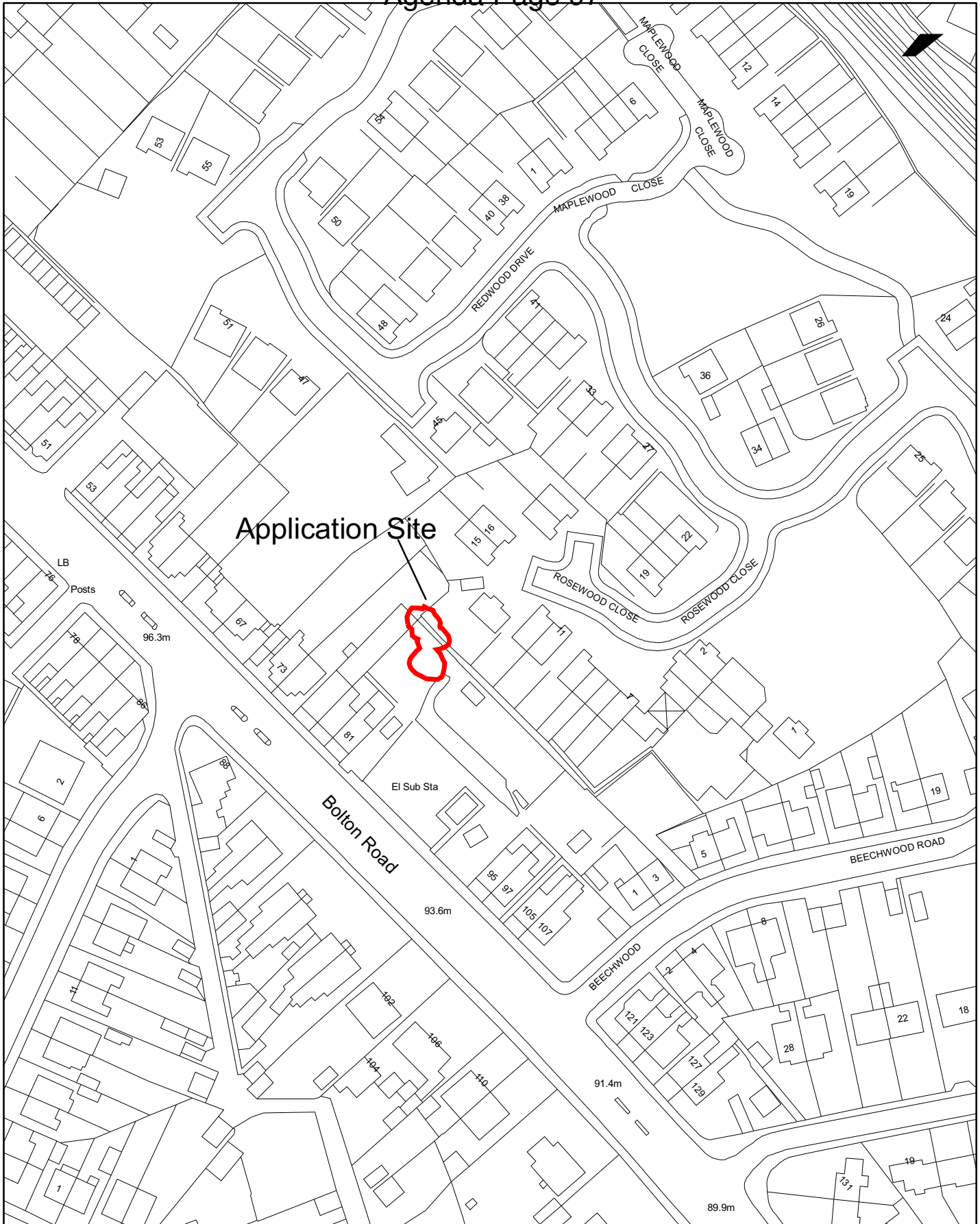
1. The tree works for which consent is hereby granted are as specified below only, namely:-  
The cutting back to the boundary of the trees:

- T2: Conifer
- T3: Elder
- T4: Holly

As labelled on the plan accompanying the application form.

*Reason: To define the consent, to safeguard the appearance and health of the tree(s) and in accordance with Policy Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.*

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**Alan D Croston BA (Hons) MRTPI MCM**  
**Head of Planning Services**  
**Chorley Borough Council**

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Application No.  
**05/00461/TPO**

Grid Ref:  
 E: 358953  
 N: 416700

Scale:  
**1:1,250**

Agenda Item No.  
**D. 5**

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<b>Item D. 6</b>	<b>05/00490/TEL</b>	<b>Prior App not reqd - Telecom</b>
<b>Case Officer</b>	<b>Miss Nicola Bisset</b>	
<b>Ward</b>	<b>Heath Charnock And Rivington</b>	
<b>Proposal</b>	<b>Prior Notification of siting of telecommunications equipment consisting of 10 metre replica telegraph pole, 2 no. antennas and 2 no. radio equipment housings,</b>	
<b>Location</b>	<b>Bretters Farm, Off Chorley Road Heath Charnock Lancashire</b>	
<b>Applicant</b>	<b>Vodafone Limited</b>	
<b>Proposal</b>	<p>This prior notification application proposes the installation of a 10 metre replica telegraph pole incorporating 2 antennas, 1 either side of the pole directed up and down the railway line. The application also includes 2 radio equipment cabinets measuring 1.3 metres by 0.925 metres by 1.86 metres and an electrical supply cabinet measuring 0.9 metres by 0.32 metres by 1.1 metres. A 1.1 metre high fence will enclose the equipment.</p> <p>The application site is located to the east of the A6 Bolton Road next to the Route 14 of the Manchester to Preston Main Line. The proposed mast would be located in a large open area of green belt.</p>	
<b>Planning Policy</b>	<p>The site lies within Heath Charnock to the south of Chorley which is identified in policy GN1 of the Adopted Chorley Local Plan Review 2003.</p> <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"><li>(a) The development is part of a planned extension</li><li>(b) No operationally suitable alternative sites with less environmental impact are available;</li><li>(c) There is no reasonable possibility of sharing existing facilities</li><li>(d) There is no reasonable possibility of erecting antennae on an existing building or other structures</li><li>(e) The visual impact of the development on the townscape or landscape, including road access works, has been minimised subject to technical limitations</li></ul>	
<b>Planning History</b>	<p>9/04/00212/FUL- Installation of 25 metre lightweight lattice mast with 4 antennas, 2 600mm dishes, radio cabinets and ancillary equipment all within a stockproof fenced compound. Withdrawn April 2004. The proposal was located to the south of the site next to the railway line.</p> <p>9/04/01290/TEL- Prior notification of 11m steelworks monopole installation with 2 antennas and 2 radio equipment housing. This application was refused however the date of decision was over the 56 day time limit and therefore the proposal may be erected.</p>	
<b>Applicant's Case</b>	<p>The applicant makes the following points:</p> <ul style="list-style-type: none"><li>1. The development is part of a planned expansion</li><li>2. No operational suitable sites with less environmental impact are available</li></ul>	

# Agenda Page 100

3. There is no reasonable possibility of sharing existing facilities
4. There is no reasonable possibility of erecting antennae on an existing building or other structure.
5. The visual impact of the development on the townscape or landscape, including road access works, has been minimised subject to technical limitation

## Representations

2 letters have been received from the neighbours raising the following concerns:

- Potential health risks
- Prolonged exposure of the cars at the garage to the transmitter
- Future value of the property will be affected
- Will effect other mobile usage in the area
- The computer system and security system would be affected by the development
- Cause visual pollution regardless of the appearance of masts
- Vodafone have already been refused twice in the immediate area
- Cause health problems with children living on The Green
- Should be sited alongside the railway track

## Consultations

Lancashire County Council Highways: have no comments

Public Space Services: have no comments

## Assessment

The main issues arising from the application to consider are the siting and design of the proposed development.

The mast would be sited next to the Manchester to Preston Main Line close to trees measuring 8-9 metres high. The development will be located within an area of Green Belt and the closest property will be Skew Bridge Garage which is located approximately 130 metres away. Bretters Farm is located to the north of the site. The Green is located approximately 300 metres to the south of the site.

In terms of siting the proposal would be only partly visible from the A6 Bolton Road. Although the development is located within the Green Belt it will be screened from the east by the nearby trees and planting is proposed to screen the proposal to the west of the site. A previous planning application (04/01290/TEL) was refused at a site close to the proposal site on Chorley Road Bridge. Although the proposal was refused the decision was issued after the 56-day statutory decision period and therefore the proposal could be erected. Following discussions between the applicant and the Planning section the applicant was asked to consider alternative locations. It is considered that the siting of this proposal is more preferable than the development on Chorley Road Bridge.

In terms of design the replica telegraph monopole installation ensures that visual intrusion is minimised. The proposal will be screened from the east by existing vegetation and from the west by proposed landscaping.

It is considered that the proposed site is more preferable than the alternative site on Chorley Road. The development will be located in the Green Belt next to the railway line but the design ensures it is less visually intrusive and will be screened by surrounding trees. The proposal is therefore 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 not detrimentally impact on the area in terms of siting and design.



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In terms of the concerns of the neighbouring residents, the proposal meets that ICNIRP guidelines and therefore is in line with PPG8, it is not necessary to consider further health aspects and concerns as part of processing this application.

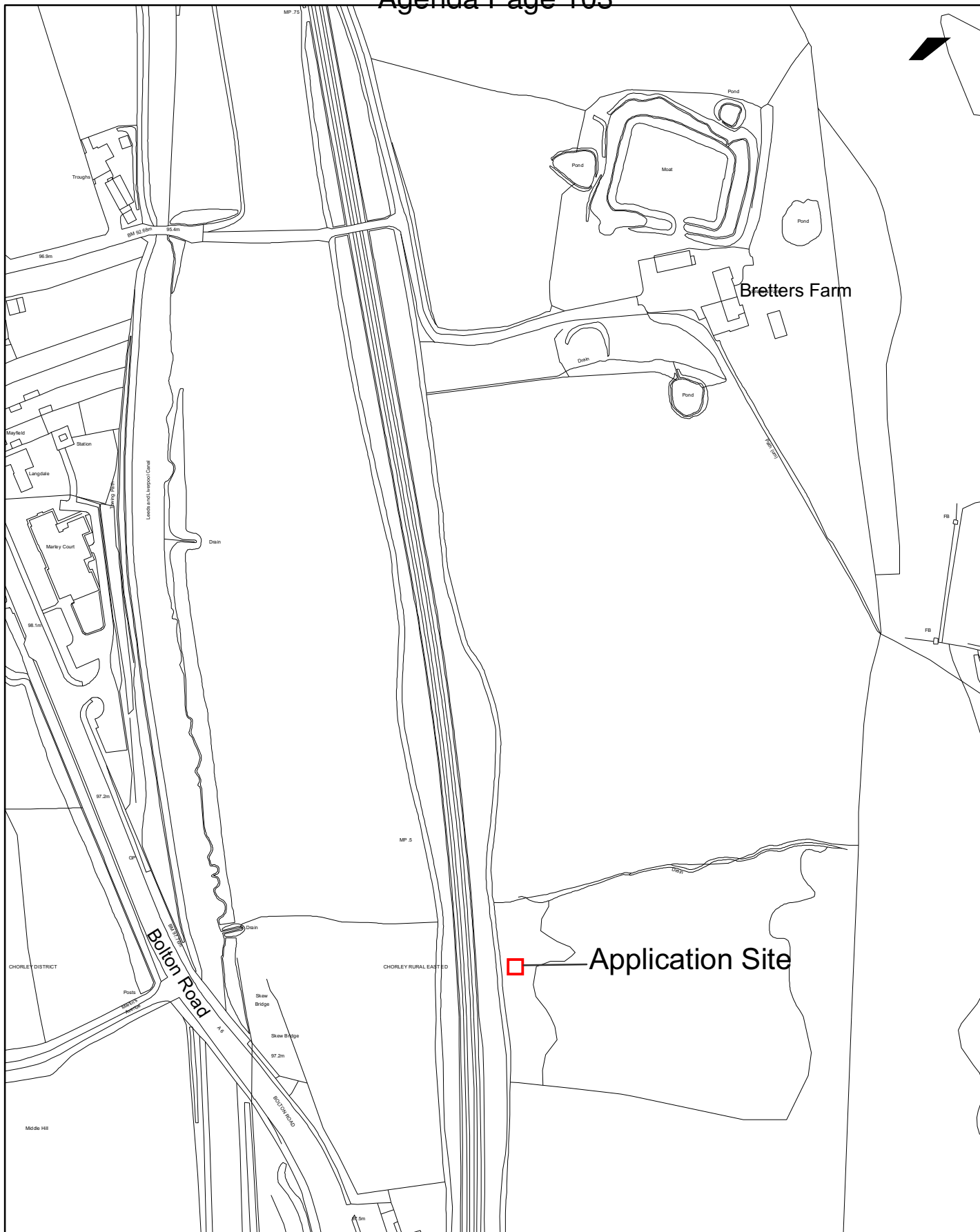
**Recommendation: Prior App not reqd - Telecom  
Conditions**

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.*

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**Alan D Croston BA (Hons) MRTPI MCM1**  
**Head of Planning Services**  
**Chorley Borough Council**

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Application No.  
**05/00490/TEL**

Grid Ref:  
 E: 359951  
 N: 415341

Scale:  
**1:2,500**

Agenda Item No.  
**D. 6**

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Report of	Meeting	Date
Head of Planning Services	Development Control Committee	28 June 2005

## LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 12 May 2005 and 15 June 2005

**Plan Ref** 04/00991/FUL      **Date Received** 23.08.2004      **Decision** Refuse  
**Ward:** Eccleston And      **Date Decided** 26.05.2005  
Mawdesley

**Proposal :** Replacement roof covering and formation of rear dormer,  
**Location :** Cedar House Farm, Back Lane, Mawdesley, Ormskirk, Lancashire  
**Applicant:** Mr & Mrs Baillie Cedar House Farm, Back Lane, Mawdesley, Ormskirk, Lancashire

**Plan Ref** 04/01241/FUL      **Date Received** 02.11.2004      **Decision** Refuse  
**Ward:** Adlington &      **Date Decided** 16.05.2005  
Anderton

**Proposal :** Retrospective application for the erection of a 15m high telecommunications  
monopole, supporting 6 antenna, 2 dishes and associated equipment,  
**Location :** 15m Monopole Telecommunications Mast Greenlands Lane Anderton Lancashire  
**Applicant:** Vodafone UK C/o Agent

**Plan Ref** 05/00043/LBC      **Date Received** 13.01.2005      **Decision** Grant  
**Ward:** Lostock      **Date Decided** 18.05.2005

**Proposal :** Listed Building Consent for the erection of a single storey front extension with first  
floor balcony,  
**Location :** Yarrow Cottage Carr Lane Croston Lancashire PR26 9HA  
**Applicant:** Mr & Mrs J Brady Yarrow Cottage Carr Lane Croston Lancashire PR26 9HA

**Plan Ref** 05/00053/FUL      **Date Received** 13.01.2005      **Decision** Permit  
**Ward:** Lostock      **Date Decided** 18.05.2005

**Proposal :** Erection of single storey front extension with first floor balcony,  
**Location :** Yarrow Cottage Carr Lane Croston Lancashire PR26 9HA  
**Applicant:** Mr & Mrs J Brady Yarrow Cottage Carr Lane Croston Lancashire PR26 9HA

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**Plan Ref** 05/00088/FUL      **Date Received** 25.01.2005      **Decision** Permit  
**Ward:** Chorley East      **Date Decided** 10.06.2005

**Proposal :** Erection of single storey rear extension,  
**Location :** 12 Fife Close Chorley Lancashire PR6 0NN  
**Applicant:** Mr & Mrs Stephens 12 Fife Close Chorley Lancashire PR6 0NN

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**Plan Ref** 05/00111/FUL      **Date Received** 02.02.2005      **Decision** Permit  
**Ward:** Lostock      **Date Decided** 13.05.2005

**Proposal :** Proposed Two storey side extension  
**Location :** 20 Pompian Brow Bretherton Lancashire PR26 9AQ  
**Applicant:** Mr W Coleman 20 Pompian Brow Bretherton Lancashire PR26 9AQ

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**Plan Ref** 05/00120/FUL      **Date Received** 01.02.2005      **Decision** Permit  
**Ward:** Chorley North      **Date Decided** 10.06.2005  
West

**Proposal :** Proposed two storey side extension,  
**Location :** 18 Claremont Avenue Chorley Lancashire PR7 2HL  
**Applicant:** Mr Nicholas John Riley 18 Claremont Avenue Chorley Lancashire PR7 2HL

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**Plan Ref** 05/00134/FUL      **Date Received** 08.02.2005      **Decision** Permit  
**Ward:** Brindle And      **Date Decided** 25.05.2005  
Hoghton

**Proposal :** Erection of two storey extension to side and first floor extension to rear,  
**Location :** Stone Cottage Holt Lane Brindle Lancashire PR6 8NE  
**Applicant:** Mr Stringer & Miss Kitson Stone Cottage Holt Lane Brindle Lancashire PR6 8NE

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**Plan Ref** 05/00159/FUL      **Date Received** 14.02.2005      **Decision** Permit  
**Ward:** Chorley South      **Date Decided** 25.05.2005  
East

**Proposal :** Erection of two storey side extension,  
**Location :** 112 Pilling Lane Chorley Lancashire PR7 3EE  
**Applicant:** Mr B Spears & Ms J Counce 112 Pilling Lane Chorley Lancashire PR7 3EE

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**Plan Ref** 05/00187/OUT      **Date Received** 22.02.2005      **Decision** Refuse  
**Ward:** Euxton South      **Date Decided** 13.05.2005

**Proposal :** Erection of dwelling for landscape / forestry workers occupation,  
**Location :** Everglades Nurseries Dawbers Lane Euxton Chorley Lancashire  
**Applicant:** Everglades Nursery Ltd, Everglades Nurseries Dawbers Lane Euxton Chorley

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**Plan Ref** 05/00227/FUL      **Date Received** 04.03.2005      **Decision** Permit  
**Ward:** Chorley East      **Date Decided** 08.06.2005

**Proposal :** Proposed two storey extension to the side of the property  
**Location :** 88 Brooke Street Chorley Lancashire PR6 0LB  
**Applicant:** Mo Essa 47 Cunliffe Street Chorley Lancashire PR7 2BA

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# Agenda Page 107

**Plan Ref** 05/00243/NLA      **Date Received** 07.03.2005      **Decision** No objection  
**Ward:** Astley And      **Date Decided** 17.05.2005  
Buckshaw

**Proposal :** Reserved Matters application for residential development comprising of 155 dwellings, garages, parking areas and landscaping,  
**Location :** Royal Ordnance Site Including Land Between Dawson Lane And Euxton Lane Euxton Lancashire  
**Applicant:** The Consortium Redrow (Lancs) C/o Agent

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**Plan Ref** 05/00267/FUL      **Date Received** 10.03.2005      **Decision** Permit  
**Ward:** Wheelton And      **Date Decided** 03.06.2005  
Withnell

**Proposal :** Conversion of a garage into a granny flat,  
**Location :** Chalom 419 Blackburn Road Wheelton Lancashire PR6 8HY  
**Applicant:** Mr And Mrs Hammond Chalom 419 Blackburn Road Wheelton Lancashire

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**Plan Ref** 05/00274/FUL      **Date Received** 21.03.2005      **Decision** Permit  
**Ward:** Chorley South      **Date Decided** 16.05.2005  
East

**Proposal :** Single storey rear extension  
**Location :** Fairhaven 17 Burgh Lane Chorley Lancashire PR7 3NP  
**Applicant:** Mr & Mrs Wood Fairhaven 17 Burgh Lane Chorley Lancashire PR7 3NP

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**Plan Ref** 05/00278/FUL      **Date Received** 17.03.2005      **Decision** Refuse  
**Ward:** Eccleston And      **Date Decided** 12.05.2005  
Mawdesley

**Proposal :** Proposed garage conversion and a conservatory to the rear  
**Location :** 157 The Green Eccleston Lancashire PR7 5SA  
**Applicant:** Mr And Mrs D Hannett 159 The Green Eccleston Lancashire PR7 5SA

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**Plan Ref** 05/00283/FUL      **Date Received** 17.03.2005      **Decision** Permit  
**Ward:** Pennine      **Date Decided** 12.05.2005

**Proposal :** Single storey rear extension, demolish existing garage and construct replacement double garage attached to dwelling  
**Location :** 63 Royton Drive Whittle-Le-Woods Lancashire PR6 7HJ  
**Applicant:** Mr Paul Kirkham 63 Royton Drive Whittle-Le-Woods Lancashire PR6 7HJ

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**Plan Ref** 05/00286/FUL      **Date Received** 16.03.2005      **Decision** Permit  
**Ward:** Chorley North      **Date Decided** 26.05.2005  
West

**Proposal :** First floor side extension incorporating enlarged dormer to create bedroom, and single storey rear extension,  
**Location :** 24 Hardy Drive Chorley Lancashire PR7 2QA  
**Applicant:** Mr & Mrs L Jolley 24 Hardy Drive Chorley Lancashire PR7 2QA

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# Agenda Page 108

**Plan Ref** 05/00287/REM      **Date Received** 16.03.2005      **Decision** Permit  
**Ward:** Brindle And      **Date Decided** 24.05.2005  
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 C/o Agent

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**Plan Ref** 05/00288/FUL      **Date Received** 16.03.2005      **Decision** Refuse  
**Ward:** Pennine      **Date Decided** 23.05.2005

**Proposal :** Single storey side and rear extension to square off existing building line  
**Location :** 12 Porch Cottages White Coppice Heapey Chorley Lancashire  
**Applicant:** Mr And Mrs P Wilkinson 12 Porch Cottages White Coppice Heapey Chorley

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**Plan Ref** 05/00289/FUL      **Date Received** 17.03.2005      **Decision** Permit  
**Ward:** Eccleston And      **Date Decided** 12.05.2005  
Mawdesley

**Proposal :** Erection of front and side single storey extension incorporating porch and single garage with pitched roof over (partial demolition of existing garage),  
**Location :** 4 Cotswold Close Eccleston Chorley Lancashire PR7 5TN  
**Applicant:** Mr & Mrs Heaton 4 Cotswold Close Eccleston Chorley Lancashire PR7 5TN

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**Plan Ref** 05/00291/FUL      **Date Received** 17.03.2005      **Decision** Permit  
**Ward:** Euxton North      **Date Decided** 12.05.2005

**Proposal :** Retention of existing portakabin used for after school club,  
**Location :** Busy Bodies Nursery St Marys Old School House Wigan Road Euxton Lancashire  
**Applicant:** Joanne Jump Busy Bodies Nursery St Marys Old School House Wigan Road Euxton Lancashire PR7 6JW

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**Plan Ref** 05/00292/TPO      **Date Received** 16.03.2005      **Decision** Consent  
**Ward:** Clayton-le-Woods      **Date Decided** 16.05.2005  
North

**Proposal :** Felling/pruning of trees covered by TPO 1 (Clayton Le Woods) 1981,  
**Location :** Crow Trees House Gough Lane Clayton-Le-Woods Bamber Bridge Lancashire  
**Applicant:** Mr T Entwistle Crow Trees House Gough Lane Clayton-Le-Woods Bamber Bridge Lancashire PR5 6AQ

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**Plan Ref** 05/00293/FUL      **Date Received** 17.03.2005      **Decision** Permit  
**Ward:** Coppull      **Date Decided** 17.05.2005

**Proposal :** Erection of single and two storey rear extension,  
**Location :** Oakwood Sunny Brow Coppull Chorley Lancashire  
**Applicant:** Mr R Fairclough Boro Corn Mill, Clarence Street, Chorley, PR7 2BJ

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# Agenda Page 109

**Plan Ref** 05/00295/FUL      **Date Received** 21.03.2005      **Decision** Refuse  
**Ward:** Wheelton And      **Date Decided** 16.05.2005  
Withnell

**Proposal :** Erection of first floor side extension and part conversion of garage to family room,  
**Location :** 28 Sandringham Drive Brinscall Lancashire PR6 8SU  
**Applicant:** Mr & Mrs Pope 28 Sandringham Drive Brinscall Lancashire PR6 8SU

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**Plan Ref** 05/00299/FUL      **Date Received** 23.03.2005      **Decision** Permit  
**Ward:** Lostock      **Date Decided** 16.05.2005

**Proposal :** Demolition of existing single storey side extension, erection of a two storey side extension, single storey rear extensions and two storey front porch and internal alterations  
**Location :** 37 South Road Bretherton Lancashire PR26 9AB  
**Applicant:** Mr And Mrs M Gilson 104 Station Road Croston Lancashire PR26 9RP

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**Plan Ref** 05/00300/FUL      **Date Received** 21.03.2005      **Decision** Permit  
**Ward:** Eccleston And      **Date Decided** 13.05.2005  
Mawdesley

**Proposal :** Proposed pitched roof over existing first floor rear bedroom and alterations to windows  
**Location :** Rutlands Sandy Lane Mawdesley Lancashire L40 2QB  
**Applicant:** Mr G Boyes Rutlands Sandy Lane Mawdesley Lancashire L40 2QB

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**Plan Ref** 05/00302/FUL      **Date Received** 23.03.2005      **Decision** Permit  
**Ward:** Lostock      **Date Decided** 16.05.2005

**Proposal :** Demolition of rear porch and erection of single storey rear extension to form dining room  
**Location :** 21 Moor Road Croston Lancashire PR26 9HN  
**Applicant:** Mr Mark Ilingworth 21 Moor Road Croston Lancashire PR26 9HN

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**Plan Ref** 05/00305/COU      **Date Received** 21.03.2005      **Decision** Permit  
**Ward:** Euxton North      **Date Decided** 16.05.2005

**Proposal :** Change of Use of land from grazing land to form sand paddock including erection of 1.3 m high fence  
**Location :** Runshaw House Runshaw Lane Euxton Lancashire PR7 6HE  
**Applicant:** Mr Knox, Runshaw House Runshaw Lane Euxton Lancashire PR7 6HE

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**Plan Ref** 05/00306/FUL      **Date Received** 22.03.2005      **Decision** Permit  
**Ward:** Eccleston And      **Date Decided** 16.05.2005  
Mawdesley

**Proposal :** Proposed conservatory to the rear of the property and a porch/utility to the side  
**Location :** 23 New Street Mawdesley Lancashire L40 2QN  
**Applicant:** Mr Harry Neil Thompson 23 New Street Mawdesley Lancashire L40 2QN

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**Plan Ref** 05/00307/FUL      **Date Received** 21.03.2005      **Decision** Refuse  
**Ward:** Euxton North      **Date Decided** 16.05.2005

**Proposal :** Conversion of existing garage/office to staff accommodation,  
**Location :** Runshaw House Runshaw Lane Euxton Lancashire PR7 6HE  
**Applicant:** Mr Knox, Runshaw House Runshaw Lane Euxton Lancashire PR7 6HE

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**Plan Ref** 05/00310/FUL      **Date Received** 24.03.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 18.05.2005  
And Whittle-le-  
Woods

**Proposal :** Proposed single storey side extension, rear dormer and a conservatory to the rear  
**Location :** 21 St Helens Road Whittle-Le-Woods Chorley Lancashire PR6 7NQ  
**Applicant:** Mr David Rowlands 21 St Helens Road Whittle-Le-Woods Chorley Lancashire

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**Plan Ref** 05/00312/FUL      **Date Received** 22.03.2005      **Decision** Permit  
**Ward:** Brindle And      **Date Decided** 17.05.2005  
Hoghton

**Proposal :** Proposed rear extension  
**Location :** 2 Brindle Heights Brindle Lancashire PR6 8YA  
**Applicant:** Mr And Mrs Stone 2 Brindle Heights Brindle Lancashire PR6 8YA

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**Plan Ref** 05/00314/FUL      **Date Received** 23.03.2005      **Decision** Refuse  
**Ward:** Lostock      **Date Decided** 18.05.2005

**Proposal :** Erection of single storey rear extension with hipped roof,  
**Location :** 133 South Road Bretherton Lancashire PR26 9AJ  
**Applicant:** Mr & Mrs Chris Naylor 133 South Road Bretherton Lancashire PR26 9AJ

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**Plan Ref** 05/00315/FUL      **Date Received** 29.03.2005      **Decision** Permit  
**Ward:** Euxton South      **Date Decided** 24.05.2005

**Proposal :** Erection of a conservatory,  
**Location :** 82 Park Avenue Euxton Chorley Lancashire PR7 6JQ  
**Applicant:** Miss Lorraine K Hardman 82 Park Avenue Euxton Chorley Lancashire PR7 6J

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**Plan Ref** 05/00316/FUL      **Date Received** 24.03.2005      **Decision** Permit  
**Ward:** Chorley North      **Date Decided** 19.05.2005  
East

**Proposal :** Erection of single storey extension to side and rear,  
**Location :** 15 Ingle Close Chorley Lancashire PR6 0JT  
**Applicant:** Mr & Mrs Dimsdale 15 Ingle Close Chorley Lancashire PR6 0JT

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**Plan Ref** 05/00317/FUL      **Date Received** 29.03.2005      **Decision** Permit  
**Ward:** Pennine      **Date Decided** 24.05.2005

**Proposal :** Proposed erection of a 2 storey side extension  
**Location :** 1 Dark Lane Whittle Le Woods Lancashire PR6 8AE  
**Applicant:** Mr J McLaughlin 1 Dark Lane Whittle Le Woods Lancashire PR6 8AE

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**Plan Ref** 05/00320/FUL      **Date Received** 24.03.2005      **Decision** Permit  
**Ward:** Wheelton And Withnell      **Date Decided** 19.05.2005

**Proposal :** Formation of a secure outdoor play area with play equipment and disabled access,  
**Location :** St Josephs Roman Catholic Primary School Bury Lane Withnell Lancashire PR6 8SD  
**Applicant:** St Joseph's RC Primary School Bury Lane Withnell Lancashire PR6 8SD

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**Plan Ref** 05/00321/COU      **Date Received** 30.03.2005      **Decision** Permit  
**Ward:** Chorley South West      **Date Decided** 24.05.2005

**Proposal :** Change of use from a shop to a Chinese medical and skin clinic  
**Location :** 160 Pall Mall Chorley Lancashire PR7 2LD  
**Applicant:** Shiwei Zhou 496 Blackpool Road, Ashton, Preston, PR2 1HY

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**Plan Ref** 05/00322/COU      **Date Received** 23.03.2005      **Decision** Permit  
**Ward:** Chorley South East      **Date Decided** 19.05.2005

**Proposal :** Change of use from Dwelling to Bed and Breakfast Hostel,  
**Location :** 6 Hollinshead Street Chorley Lancashire PR7 1EP  
**Applicant:** Nadeem Tariq Ahmed 77 Eaves Lane Chorley Lancashire PR6 0PU

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**Plan Ref** 05/00323/FUL      **Date Received** 24.03.2005      **Decision** Permit  
**Ward:** Chorley South East      **Date Decided** 18.05.2005

**Proposal :** Single storey side extension (with lean to roof) incorporating garage,  
**Location :** 16 Springwood Drive Chorley Lancashire PR7 4AD  
**Applicant:** Mr & Mrs D Price 16 Springwood Drive Chorley Lancashire PR7 4AD

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**Plan Ref** 05/00324/FUL      **Date Received** 29.03.2005      **Decision** Permit  
**Ward:** Euxton North      **Date Decided** 24.05.2005

**Proposal :** Single storey rear extension and a rear conservatory  
**Location :** 32 Wentworth Drive Euxton Lancashire PR7 6FN  
**Applicant:** Mr And Mrs N Grime 32 Wentworth Drive Euxton Lancashire PR7 6FN

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**Plan Ref** 05/00326/FUL      **Date Received** 24.03.2005      **Decision** Permit  
**Ward:** Brindle And      **Date Decided** 19.05.2005  
Hoghton

**Proposal :** Erection of single storey extension to front and side,  
**Location :** Mintholme Cottage Private Road Brindle Lancashire PR5 0DE  
**Applicant:** Mr K Elliott Mintholme Cottage Private Road Brindle Lancashire PR5 0DE

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**Plan Ref** 05/00327/FUL      **Date Received** 29.03.2005      **Decision** Permit  
**Ward:** Chorley North      **Date Decided** 24.05.2005  
West

**Proposal :** Erection of conservatory to rear,  
**Location :** 6 Millwood Glade Chorley Lancashire PR7 1RU  
**Applicant:** Mr & Mrs Pilkington 6 Millwood Glade Chorley Lancashire PR7 1RU

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**Plan Ref** 05/00328/FUL      **Date Received** 29.03.2005      **Decision** Permit  
**Ward:** Brindle And      **Date Decided** 24.05.2005  
Hoghton

**Proposal :** Erection of two storey extension to rear,  
**Location :** Windmill Hill Farm Sandy Lane Brindle Lancashire PR6 8PQ  
**Applicant:** Mr & Mrs P Stanley Windmill Hill Farm Sandy Lane Brindle Lancashire PR6 8PQ

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**Plan Ref** 05/00331/FUL      **Date Received** 29.03.2005      **Decision** Permit  
**Ward:** Euxton South      **Date Decided** 03.06.2005

**Proposal :** Erection of two storey rear extension,  
**Location :** 12 Conway Close Euxton Chorley Lancashire PR7 6NT  
**Applicant:** Mr & Mrs I Rodd 12 Conway Close Euxton Chorley Lancashire PR7 6NT

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**Plan Ref** 05/00332/FUL      **Date Received** 29.03.2005      **Decision** Permit  
**Ward:** Chorley North      **Date Decided** 24.05.2005  
West

**Proposal :** Demolition of existing garage and erection of single storey side extension including replacement garage,  
**Location :** 12 Windsor Road Chorley Lancashire PR7 1LN  
**Applicant:** Mr & Mrs Lowe 12 Windsor Road Chorley Lancashire PR7 1LN

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**Plan Ref** 05/00333/COU      **Date Received** 30.03.2005      **Decision** Permit  
**Ward:** Chorley South      **Date Decided** 24.05.2005  
East

**Proposal :** Proposed change of use of existing 1st/2nd floor shop & storage to offices, and accommodation link staircase internally from No. 10,  
**Location :** 10-12 Cleveland Street Chorley Lancashire PR7 1BH  
**Applicant:** Parmar Properties Ltd C/o Agent

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# Agenda Page 113

**Plan Ref** 05/00334/FUL      **Date Received** 30.03.2005      **Decision** Refuse  
**Ward:** Eccleston And      **Date Decided** 24.05.2005  
Mawdesley

**Proposal :** Raising of roof height to form first floor bedroom,  
**Location :** Briarcroft Bradshaw Lane Mawdesley Ormskirk Lancashire  
**Applicant:** Mr & Mrs Bland Briarcroft Bradshaw Lane Mawdesley Ormskirk Lancashire

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**Plan Ref** 05/00337/FUL      **Date Received** 30.03.2005      **Decision** Permit  
**Ward:** Lostock      **Date Decided** 25.05.2005

**Proposal :** Erection of single storey rear extension to replace existing,  
**Location :** Rose Cottage 82 Station Road Croston Lancashire PR26 9RN  
**Applicant:** Mr & Mrs Robinson Rose Cottage 82 Station Road Croston Lancashire PR26 9RN

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**Plan Ref** 05/00338/FUL      **Date Received** 30.03.2005      **Decision** Permit  
**Ward:** Eccleston And      **Date Decided** 24.05.2005  
Mawdesley

**Proposal :** Extension of side dormer, formation of pitched roofs over all dormers, and raising of chimney,  
**Location :** 22 Beechfields Eccleston Chorley Lancashire PR7 5RE  
**Applicant:** Mr T Mackie 22 Beechfields Eccleston Chorley Lancashire PR7 5RE

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**Plan Ref** 05/00340/FUL      **Date Received** 30.03.2005      **Decision** Permit  
**Ward:** Astley And      **Date Decided** 25.05.2005  
Buckshaw

**Proposal :** Erection of conservatory to rear,  
**Location :** 34 Long Copse Astley Village Lancashire PR7 1TH  
**Applicant:** Mr & Mrs Hubberstey 34 Long Copse Astley Village Lancashire PR7 1TH

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**Plan Ref** 05/00341/FUL      **Date Received** 01.04.2005      **Decision** Permit  
**Ward:** Heath Charnock      **Date Decided** 17.05.2005  
And Rivington

**Proposal :** Re-building of side extension (demolished & modified),  
**Location :** Appenzell Babylon Lane Heath Charnock Lancashire PR6 9EU  
**Applicant:** Mr J Clawson Appenzell Babylon Lane Heath Charnock Lancashire PR6 9EU

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**Plan Ref** 05/00342/FUL      **Date Received** 30.03.2005      **Decision** Refuse  
**Ward:** Chorley North      **Date Decided** 25.05.2005  
East

**Proposal :** Erection of 1.4m boundary wall at front of property to replace existing,  
**Location :** 174 Preston Road Chorley Lancashire PR6 7AZ  
**Applicant:** Mr J Wollage 174 Preston Road Chorley Lancashire PR6 7AZ

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# Agenda Page 114

**Plan Ref** 05/00343/FUL      **Date Received** 31.03.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 25.05.2005  
North

**Proposal :** Two storey rear extension  
**Location :** 46 Carr Meadow Clayton-Le-Woods Lancashire PR5 8HS  
**Applicant:** Mr Andrew Franic 46 Carr Meadow Clayton-Le-Woods Lancashire PR5 8HS

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**Plan Ref** 05/00345/FUL      **Date Received** 31.03.2005      **Decision** Permit  
**Ward:** Eccleston And      **Date Decided** 25.05.2005  
Mawdesley

**Proposal :** Extension to existing garage to provide a music room  
**Location :** 2 The Briars Eccleston Chorley Lancashire PR7 5UB  
**Applicant:** Mr Barry Justin 2 The Briars Eccleston Chorley Lancashire PR7 5UB

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**Plan Ref** 05/00346/FUL      **Date Received** 31.03.2005      **Decision** Refuse  
**Ward:** Chorley East      **Date Decided** 26.05.2005

**Proposal :** Erection of two storey extension to side, conservatory to rear and porch to front,  
**Location :** 32 Grey Heights View Chorley Lancashire PR6 0TN  
**Applicant:** Mr & Mrs Van-Winkelen 32 Grey Heights View Chorley Lancashire PR6 0TN

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**Plan Ref** 05/00350/FUL      **Date Received** 31.03.2005      **Decision** Refuse  
**Ward:** Eccleston And      **Date Decided** 25.05.2005  
Mawdesley

**Proposal :** Office Building and associated access and parking  
**Location :** Plot Of Land Between Willowfield And Firtrees Blue Stone Lane Mawdesley  
Lancashire  
**Applicant:** Thomas Mawdesley Builders Towngate Works Dark Lane Mawdesley Lancashire

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**Plan Ref** 05/00351/TEL      **Date Received** 01.04.2005      **Decision** Prior App  
not reqd  
- Telecom

**Ward:** Clayton-le-Woods      **Date Decided** 12.05.2005  
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 Vodaphone House, The Connection, Newbury, Berkshire

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**Plan Ref** 05/00352/FUL      **Date Received** 31.03.2005      **Decision** Permit  
**Ward:** Chorley South      **Date Decided** 26.05.2005  
West

**Proposal :** Side extension with first floor dormer window to front elevation and velux window to  
rear,  
**Location :** 160 Draperfield Chorley Lancashire PR7 3PP  
**Applicant:** Mr & Mrs G Bibby 160 Draperfield Chorley Lancashire PR7 3PP

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# Agenda Page 115

**Plan Ref** 05/00353/TEL      **Date Received** 01.04.2005      **Decision** Prior App  
Required  
- Tel

**Ward:** Clayton-le-Woods      **Date Decided** 25.05.2005  
And Whittle-le-  
Woods

**Proposal :** Prior Notification of a 12m-high pole supporting 3 antennae within a glass reinforced plastic shroud and a single associated equipment cabinet

**Location :** Roundabout At The Junction Of Royton Drive Preston Road Whittle-Le-Woods  
Lancashire

**Applicant:** Vodafone Limited Vodafone House, The Connection, Newbury, Berkshire

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**Plan Ref** 05/00356/FUL      **Date Received** 04.04.2005      **Decision** Permit

**Ward:** Euxton North      **Date Decided** 26.05.2005

**Proposal :** A single and Two storey side extension

**Location :** 18 Milestone Meadow Euxton Lancashire PR7 6FD

**Applicant:** Miss Sargent 18 Milestone Meadow Euxton Lancashire PR7 6FD

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**Plan Ref** 05/00359/FUL      **Date Received** 05.04.2005      **Decision** Permit

**Ward:** Clayton-le-Woods      **Date Decided** 26.05.2005  
West And  
Cuerden

**Proposal :** Conservatory to the rear of the property

**Location :** 6 Cunnery Meadow Clayton-Le-Woods Leyland Lancashire PR25 5RL

**Applicant:** Mr And Mrs McCartney 6 Cunnery Meadow Clayton-Le-Woods Leyland Lancashire

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**Plan Ref** 05/00361/FUL      **Date Received** 05.04.2005      **Decision** Refuse

**Ward:** Clayton-le-Woods      **Date Decided** 31.05.2005  
And Whittle-le-  
Woods

**Proposal :** Two storey side and rear extension and loft conversion,

**Location :** 68 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LD

**Applicant:** Mr & Mrs Peters 68 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LD

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**Plan Ref** 05/00362/FUL      **Date Received** 06.04.2005      **Decision** Permit

**Ward:** Clayton-le-Woods      **Date Decided** 27.05.2005  
And Whittle-le-  
Woods

**Proposal :** Erection of conservatory to rear,

**Location :** 108 Clover Field Clayton-Le-Woods Chorley Lancashire PR6 7RY

**Applicant:** Mr & Mrs Naylor 108 Clover Field Clayton-Le-Woods Chorley Lancashire PR6 7RY

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# Agenda Page 116

**Plan Ref** 05/00363/FUL      **Date Received** 30.03.2005      **Decision** Permit  
**Ward:** Chisnall      **Date Decided** 01.06.2005

**Proposal :** Single storey side and rear extension linking dwelling to existing garage, and conversion of part of existing garage to living area with the attachment of a conservatory to the rear .

**Location :** 296 Spendmore Lane Coppull Lancashire PR7 5DE

**Applicant:** Mr Gateley 296 Spendmore Lane Coppull Lancashire PR7 5DE

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**Plan Ref** 05/00365/FUL      **Date Received** 07.04.2005      **Decision** Permit  
**Ward:** Heath Charnock      **Date Decided** 27.05.2005  
And Rivington

**Proposal :** Demolition and replacement of existing single storey rear annex extension, demolition and replacement of existing conservatory with new conservatory incorporating balcony above and first floor extension,

**Location :** Taylors Farm Back Lane Heath Charnock Lancashire PR6 9DN

**Applicant:** Mr & Mrs Riley Taylors Farm Back Lane Heath Charnock Lancashire PR6 9DN

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**Plan Ref** 05/00368/FUL      **Date Received** 08.04.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 03.06.2005  
West And  
Cuerden

**Proposal :** Single storey side extension incorporating utility room,

**Location :** 100 Lancaster Lane Clayton-Le-Woods Lancashire PR25 5SP

**Applicant:** Mr David French 100 Lancaster Lane Clayton-Le-Woods Lancashire PR25 5SP

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**Plan Ref** 05/00369/FUL      **Date Received** 08.04.2005      **Decision** Permit  
**Ward:** Coppull      **Date Decided** 03.06.2005

**Proposal :** Erection of single storey extension to rear,

**Location :** 56 Clayton Gate Coppull Lancashire PR7 4PS

**Applicant:** Mr & Mrs Brocken 56 Clayton Gate Coppull Lancashire PR7 4PS

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**Plan Ref** 05/00371/FUL      **Date Received** 08.04.2005      **Decision** Permit  
**Ward:** Pennine      **Date Decided** 07.06.2005

**Proposal :** Erection of two storey side extension,

**Location :** Heys Farm Chapel Lane Heapey Lancashire PR6 8EW

**Applicant:** Mr I Farnworth Heys Farm Chapel Lane Heapey Lancashire PR6 8EW

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**Plan Ref** 05/00372/FUL      **Date Received** 08.04.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 24.05.2005  
And Whittle-le-  
Woods

**Proposal :** Erection of single storey rear extension and garage to side,

**Location :** 37 Watkin Road Clayton-Le-Woods Lancashire PR6 7PU

**Applicant:** Mr S Finch 37 Watkin Road Clayton-Le-Woods Lancashire PR6 7PU

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# Agenda Page 117

**Plan Ref** 05/00374/FUL      **Date Received** 11.04.2005      **Decision** Permit  
**Ward:** Wheelton And      **Date Decided** 06.06.2005  
Withnell

**Proposal :** Erection of single storey side extension,  
**Location :** Bryndale 3 Chorley Road Withnell Lancashire PR6 8AU  
**Applicant:** Mr & Mrs Halpin Bryndale 3 Chorley Road Withnell Lancashire PR6 8AU

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**Plan Ref** 05/00375/COU      **Date Received** 11.04.2005      **Decision** Permit  
**Ward:** Wheelton And      **Date Decided** 06.06.2005  
Withnell

**Proposal :** Change of use of land to extend domestic curtilage (retrospective),  
**Location :** Flash Green Acre Jenny Lane Wheelton Chorley Lancashire  
**Applicant:** Mr & Mrs E Barrow Flash Green Acre Jenny Lane Wheelton Chorley Lancashire

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**Plan Ref** 05/00377/FUL      **Date Received** 11.04.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 06.06.2005  
West And  
Cuerden

**Proposal :** Erection of two storey side extension, single storey rear extension, first floor balcony to rear, and detached double garage,  
**Location :** 8 Berkeley Drive Cuerden Lancashire PR5 6BY  
**Applicant:** Mr & Mrs S Newton 8 Berkeley Drive Cuerden Lancashire PR5 6BY

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**Plan Ref** 05/00378/FUL      **Date Received** 11.04.2005      **Decision** Permit  
**Ward:** Chisnall      **Date Decided** 01.06.2005

**Proposal :** A single storey extension to the side and a 2 storey extension to the rear  
**Location :** 31 Town Lane Charnock Richard Lancashire PR7 5HP  
**Applicant:** Mr And Mrs J Snape 31 Town Lane Charnock Richard Lancashire PR7 5HP

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**Plan Ref** 05/00379/FUL      **Date Received** 11.04.2005      **Decision** Permit  
**Ward:** Chisnall      **Date Decided** 06.06.2005

**Proposal :** Erection of two storey side extension incorporating garage to replace existing, and single storey rear extension,  
**Location :** 159 Preston Road Coppull Lancashire PR7 5DR  
**Applicant:** Mr & Mrs A Meadows 159 Preston Road Coppull Lancashire PR7 5DR

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**Plan Ref** 05/00380/FUL      **Date Received** 12.04.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 07.06.2005  
West And  
Cuerden

**Proposal :** Erection of conservatory to rear,  
**Location :** 18 Snowdrop Close Clayton-Le-Woods Chorley Lancashire PR25 5TG  
**Applicant:** Mr & Mrs Rogerson 18 Snowdrop Close Clayton-Le-Woods Chorley Lancashire

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# Agenda Page 118

**Plan Ref** 05/00381/FUL      **Date Received** 12.04.2005      **Decision** Permit  
**Ward:** Chorley South      **Date Decided** 06.06.2005  
East

**Proposal :** Formation of pitched roof over rear conservatory,  
**Location :** Holmlea Burgh Lane Chorley Lancashire PR7 3NP  
**Applicant:** Mr & Mrs Murphy Holmlea Burgh Lane Chorley Lancashire PR7 3NP

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**Plan Ref** 05/00383/FUL      **Date Received** 13.04.2005      **Decision** Permit  
**Ward:** Chorley East      **Date Decided** 08.06.2005

**Proposal :** Demolition of linked annex, and conversion of nos. 155 and 157 Eaves Lane into separate dwellings,  
**Location :** 155 - 157 Eaves Lane Chorley Lancashire PR6 0TB  
**Applicant:** Mr J Mills C/o Agent

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**Plan Ref** 05/00384/FUL      **Date Received** 13.04.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 06.06.2005  
And Whittle-le-Woods

**Proposal :** First floor side and front extension over existing garage  
**Location :** 34 Blackthorn Croft Clayton-Le-Woods Chorley Lancashire PR6 7TZ  
**Applicant:** Mr D Lee 34 Blackthorn Croft Clayton-Le-Woods Chorley Lancashire PR6 7TZ

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**Plan Ref** 05/00385/FUL      **Date Received** 14.04.2005      **Decision** Permit  
**Ward:** Euxton North      **Date Decided** 23.05.2005

**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 260 Bath Road Slough SL1 4DX

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**Plan Ref** 05/00386/FUL      **Date Received** 14.04.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 08.06.2005  
North

**Proposal :** Erection of single storey rear extension,  
**Location :** Glendale Preston Road Clayton-Le-Woods Bamber Bridge Lancashire  
**Applicant:** Ian S Arnold Glendale Preston Road Clayton-Le-Woods Bamber Bridge Lancashire

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**Plan Ref** 05/00388/LBC      **Date Received** 15.04.2005      **Decision** Grant  
**Ward:** Pennine      **Date Decided** 09.06.2005

**Proposal :** Listed Building Consent for the fitting of steel stop plank grooves and replacement of wooden cill (retrospective application),  
**Location :** Lock 61, Johnsons Hillock Lock Flight Leeds And Liverpool Canal Dark Lane Whittle Le Woods Lancashire  
**Applicant:** British Waterways Trafalgar House, Temple Court, Birchwood, Warrington

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# Agenda Page 119

**Plan Ref** 05/00389/LBC      **Date Received** 15.04.2005      **Decision** Grant  
**Ward:** Pennine      **Date Decided** 09.06.2005

**Proposal :** Listed Building Consent for the fitting of steel stop plank grooves and replacement of wooden cill (retrospective application),  
**Location :** Lock 62, Johnsons Hillock Lock Flight Leeds And Liverpool Canal Dark Lane Whittle Le Woods Lancashire  
**Applicant:** British Waterways Trafalgar House, Temple Court, Birchwood, Warrington

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**Plan Ref** 05/00390/LBC      **Date Received** 15.04.2005      **Decision** Grant  
**Ward:** Pennine      **Date Decided** 09.06.2005

**Proposal :** Listed Building Consent for the fitting of steel stop plank grooves and replacement of wooden cill (retrospective application),  
**Location :** Lock 63, Johnsons Hillock Lock Flight Leeds And Liverpool Canal Dark Lane Whittle Le Woods Lancashire  
**Applicant:** British Waterways Trafalgar House, Temple Court, Birchwood, Warrington

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**Plan Ref** 05/00391/LBC      **Date Received** 15.04.2005      **Decision** Grant  
**Ward:** Pennine      **Date Decided** 09.06.2005

**Proposal :** Listed Building Consent for the fitting of steel stop plank grooves and replacement of wooden cill (retrospective application),  
**Location :** Lock 64, Johnsons Hillock Lock Flight Leeds And Liverpool Canal Dark Lane Whittle Le Woods Lancashire  
**Applicant:** British Waterways Trafalgar House, Temple Court, Birchwood, Warrington

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**Plan Ref** 05/00395/FUL      **Date Received** 15.04.2005      **Decision** Permit  
**Ward:** Heath Charnock      **Date Decided** 07.06.2005  
And Rivington

**Proposal :** Demolition of existing dwelling and construction of new dwelling with new link building and conversion of outbuildings  
**Location :** Brown Cot Rivington Lane Rivington Lancashire BL6 7RX  
**Applicant:** Mr T Williams 10 Old Kila Lane, Heaton, Bolton, BL1 5PD

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**Plan Ref** 05/00397/FUL      **Date Received** 18.04.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 09.06.2005  
And Whittle-le-Woods

**Proposal :** Construction of a new primary substation with associated buffer planting, fencing, gates and access,  
**Location :** Substation, Dawson Lane Whittle-Le-Woods Lancashire  
**Applicant:** Barratt (Manchester) Ltd HO Worrall House 683 Chester Road Manchester

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# Agenda Page 120

**Plan Ref** 05/00398/FUL      **Date Received** 13.04.2005      **Decision** Permit  
**Ward:** Chorley North      **Date Decided** 08.06.2005  
West

**Proposal :** Erection of two storey rear extension, single storey side extension replacing garage, and bay window to rear,  
**Location :** 10 Claremont Avenue Chorley Lancashire PR7 2HL  
**Applicant:** Mr S Ainscough 10 Claremont Avenue Chorley Lancashire PR7 2HL

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**Plan Ref** 05/00399/FUL      **Date Received** 15.04.2005      **Decision** Permit  
**Ward:** Coppull      **Date Decided** 10.06.2005

**Proposal :** Erection of two storey side extension and detached garage,  
**Location :** 312 Spendmore Lane Coppull Lancashire PR7 5DE  
**Applicant:** Mr & Mrs Jones 312 Spendmore Lane Coppull Lancashire PR7 5DE

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**Plan Ref** 05/00400/FUL      **Date Received** 14.04.2005      **Decision** Permit  
**Ward:** Pennine      **Date Decided** 25.05.2005

**Proposal :** Erection of conservatory to rear,  
**Location :** 8 Dunham Drive Whittle Le Woods Lancashire PR6 7DN  
**Applicant:** Mr & Mrs Smith Houghton 8 Dunham Drive Whittle Le Woods Lancashire PR6 7DN

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**Plan Ref** 05/00401/FUL      **Date Received** 15.04.2005      **Decision** Permit  
**Ward:** Chorley South      **Date Decided** 10.06.2005  
West

**Proposal :** Erection of two storey extension to side and rear, and single storey extension to side,  
**Location :** 35 Woodlands Meadow Chorley Lancashire PR7 3QH  
**Applicant:** Mr & Mrs Blackledge 35 Woodlands Meadow Chorley Lancashire PR7 3QH

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**Plan Ref** 05/00402/COU      **Date Received** 21.04.2005      **Decision** Permit  
**Ward:** Chisnall      **Date Decided** 13.06.2005

**Proposal :** Change of use of land from grass paddock to all weather paddock,  
**Location :** Moss House Farm Preston Road Charnock Richard Lancashire PR7 5LF  
**Applicant:** Mr & Mrs J Hesketh Moss House Farm Preston Road Charnock Richard Lancashire

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**Plan Ref** 05/00403/COU      **Date Received** 18.04.2005      **Decision** Permit  
**Ward:** Chorley South      **Date Decided** 13.06.2005  
West

**Proposal :** Change of use from shop (A1) to a cafe/coffee shop (A3),  
**Location :** 138 Pall Mall Chorley Lancashire PR7 2LD  
**Applicant:** Ms C Hunt 138A 138 Pall Mall Chorley Lancashire PR7 2LD

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# Agenda Page 121

**Plan Ref** 05/00404/FUL      **Date Received** 18.04.2005      **Decision** Permit  
**Ward:** Chorley North      **Date Decided** 09.06.2005  
West

**Proposal :** Erection of conservatory to rear,  
**Location :** 59 Rookwood Avenue Chorley Lancashire PR7 1RG  
**Applicant:** Mr & Mrs Barrack 59 Rookwood Avenue Chorley Lancashire PR7 1RG

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**Plan Ref** 05/00405/FUL      **Date Received** 18.04.2005      **Decision** Permit  
**Ward:** Astley And      **Date Decided** 13.06.2005  
Buckshaw

**Proposal :** Erection of conservatory to side,  
**Location :** 75 The Farthings Astley Village Lancashire PR7 1SH  
**Applicant:** Mr & Mrs Williams 75 The Farthings Astley Village Lancashire PR7 1SH

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**Plan Ref** 05/00406/FUL      **Date Received** 18.04.2005      **Decision** Permit  
**Ward:** Adlington &      **Date Decided** 13.06.2005  
Anderton

**Proposal :** Erection of single storey extension to front,  
**Location :** 2 Crawshaw Fold Barn The Common Adlington Chorley Lancashire  
**Applicant:** Mr & Mrs Johnson 2 Crawshaw Fold Barn The Common Adlington Chorley

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**Plan Ref** 05/00407/FUL      **Date Received** 18.04.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 13.06.2005  
North

**Proposal :** Erection of conservatory to rear,  
**Location :** 54 Glenmore Clayton-Le-Woods Chorley Lancashire PR6 7TB  
**Applicant:** Mr & Mrs Bowerbank 54 Glenmore Clayton-Le-Woods Chorley Lancashire PR6 7TB

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**Plan Ref** 05/00409/FUL      **Date Received** 19.04.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 14.06.2005  
West And  
Cuerden

**Proposal :** Erection of pitched roof entrance canopy, and rendering of existing brickwork,  
**Location :** The Hayrick Lancaster Lane Clayton-Le-Woods Lancashire PR25 5RY  
**Applicant:** Spirit Group 107 Station Street Burton On Trent DE14 1BZ

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**Plan Ref** 05/00411/FUL      **Date Received** 19.04.2005      **Decision** Permit  
**Ward:** Chisnall      **Date Decided** 14.06.2005

**Proposal :** Erection of single storey rear extension,  
**Location :** 10 The Meadows Heskin Lancashire PR7 5NR  
**Applicant:** Mr S Green & Miss L Counce 10 The Meadows Heskin Lancashire PR7 5NR

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# Agenda Page 122

**Plan Ref** 05/00412/FUL      **Date Received** 19.04.2005      **Decision** Refuse  
**Ward:** Clayton-le-Woods      **Date Decided** 14.06.2005  
And Whittle-le-Woods

**Proposal :** Demolish existing garage and link and construct two storey side extension incorporating double garage, and single storey rear extension,  
**Location :** Lynwood Shaw Hill Whittle-Le-Woods Lancashire PR6 7PP  
**Applicant:** R Nutter Lynwood Shaw Hill Whittle-Le-Woods Lancashire PR6 7PP

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**Plan Ref** 05/00414/FUL      **Date Received** 19.04.2005      **Decision** Refuse  
**Ward:** Clayton-le-Woods      **Date Decided** 14.06.2005  
And Whittle-le-Woods

**Proposal :** Erection of conservatory to rear,  
**Location :** 44 Lady Crosse Drive Whittle-Le-Woods Lancashire PR6 7DR  
**Applicant:** Mr & Mrs Addison 44 Lady Crosse Drive Whittle-Le-Woods Lancashire PR6 7DR

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**Plan Ref** 05/00415/FUL      **Date Received** 21.04.2005      **Decision** Permit  
**Ward:** Adlington &      **Date Decided** 25.05.2005  
Anderton

**Proposal :** Substitute of house type on plot 3 to include rear conservatory,  
**Location :** Highbank Railway Road Adlington Lancashire PR6 9QZ  
**Applicant:** Officemost Projects Ltd Whitehill House Blackrod Bolton BL6 5LD

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**Plan Ref** 05/00417/FUL      **Date Received** 20.04.2005      **Decision** Refuse  
**Ward:** Lostock      **Date Decided** 15.06.2005

**Proposal :** Erection of conservatory to side,  
**Location :** Calverts Barn Ulnes Walton Lane Ulnes Walton Lancashire PR26 8LT  
**Applicant:** Mr & Mrs P Yates Calverts Barn Ulnes Walton Lane Ulnes Walton Lancashire

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**Plan Ref** 05/00418/FUL      **Date Received** 19.04.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 13.06.2005  
And Whittle-le-Woods

**Proposal :** Two storey side extension  
**Location :** 3 Bluebell Close Whittle-Le-Woods Chorley Lancashire PR6 7RH  
**Applicant:** Mr And Mrs McGovern 3 Bluebell Close Whittle-Le-Woods Chorley Lancashire

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**Plan Ref** 05/00419/FUL      **Date Received** 19.04.2005      **Decision** Permit  
**Ward:** Chorley North      **Date Decided** 09.06.2005  
West

**Proposal :** Single storey extension to the rear  
**Location :** 99 Devonshire Road Chorley Lancashire PR7 2DJ  
**Applicant:** Mrs Brockbank 99 Devonshire Road Chorley Lancashire PR7 2DJ

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# Agenda Page 123

**Plan Ref** 05/00421/FUL      **Date Received** 22.04.2005      **Decision** Permit  
**Ward:** Adlington &      **Date Decided** 13.06.2005  
Anderton

**Proposal :** Erection of single storey rear extension,  
**Location :** 36 Windermere Drive Adlington Chorley Lancashire PR6 9PD  
**Applicant:** Mr R Martin 36 Windermere Drive Adlington Chorley Lancashire PR6 9PD

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**Plan Ref** 05/00422/FUL      **Date Received** 21.04.2005      **Decision** Refuse  
**Ward:** Lostock      **Date Decided** 03.06.2005

**Proposal :** Erection of replacement dwelling  
**Location :** Moss Hey Farm North Road Bretherton Lancashire PR26 9AY  
**Applicant:** Mr And Mrs G Tate 56 Fulwood Row, Preston, PR2 5RW

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**Plan Ref** 05/00429/CTY      **Date Received** 26.04.2005      **Decision** No objection  
**Ward:** Adlington &      **Date Decided** 19.05.2005  
Anderton

**Proposal :** Variation of condition 1 and 2 of planning permission 9/02/00980 to allow land filling operations to continue until 11/09/2008 and to reduce levels and regrade area F,  
**Location :** Rigby Quarry And Houghton House Landfill Site The Common Adlington Lancashire  
**Applicant:** SLR Consulting Ltd 1 Meadow Bank Way, Eastwood, Nottingham, NG16 3SB

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**Plan Ref** 05/00430/CTY      **Date Received** 26.04.2005      **Decision** No objection  
**Ward:** Adlington &      **Date Decided** 19.05.2005  
Anderton

**Proposal :** Variation of condition 1 of Planning Permission 9/03/00728 to allow the retention of existing 8m high litter fence and its subsequent relocation to other phases of the site for the duration of the landfill operations,  
**Location :** Rigby Quarry And Houghton House Landfill Site The Common Adlington Lancashire  
**Applicant:** SLR Consulting Ltd 1 Meadow Bank Way, Eastwood, Nottingham, NG16 3SB

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**Plan Ref** 05/00435/COU      **Date Received** 27.04.2005      **Decision** Permit  
**Ward:** Astley And      **Date Decided** 14.06.2005  
Buckshaw

**Proposal :** Change of use of existing dwelling to residential care home for the disabled, incorporating the conversion of the existing garage to semi-independent annex accomodation, associated internal alterations to the existing garage and dwelling and the construction of a dormer window to the existing dwelling  
**Location :** 302 Moor Road Chorley Lancashire PR7 2NG  
**Applicant:** Mr Peter Watson Oliver House Hallgate Astley Village Chorley Lancashire PR7 1XA

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**Plan Ref** 05/00439/LCC      **Date Received** 29.04.2005      **Decision** No objection  
**Ward:** Chorley North      **Date Decided** 25.05.2005  
West

**Proposal :** Provision of a double demountable classroom unit with ramped access,  
**Location :** Astley Park School Harrington Road Chorley Lancashire PR7 1JZ  
**Applicant:** Lancashire County Property Group PO Box 26 County Hall Preston PR1 8RE

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# Agenda Page 124

**Plan Ref** 05/00440/FUL      **Date Received** 29.04.2005      **Decision** Permit  
**Ward:** Lostock      **Date Decided** 15.06.2005

**Proposal :** Erection of single storey extension to rear of garage,  
**Location :** 170 Southport Road Ulnes Walton Leyland Lancashire PR26 8LN  
**Applicant:** Mr Tom Turner 170 Southport Road Ulnes Walton Lancashire PR26 8LN

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**Plan Ref** 05/00441/FUL      **Date Received** 03.05.2005      **Decision** Permit  
**Ward:** Clayton-le-Woods      **Date Decided** 14.06.2005  
And Whittle-le-Woods

**Proposal :** Replacement Bungalow (Amended design of Plot 2)  
**Location :** Land North Of Carwood Farm Carwood Lane Whittle-Le-Woods Lancashire  
**Applicant:** Maiden Enterprises, Unit 6H, Peel Hall Business Park, Blackpool, FY4 5JX

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**Plan Ref** 05/00448/FUL      **Date Received** 29.04.2005      **Decision** Refuse  
**Ward:** Eccleston And      **Date Decided** 14.06.2005  
Mawdesley

**Proposal :** Proposed detached garage and studio  
**Location :** Wrennalls Farm Ridley Lane Mawdesley Lancashire L40 2RE  
**Applicant:** Mr Hepplestone Wrennalls Farm Ridley Lane Mawdesley Lancashire L40 2RE

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**Plan Ref** 05/00459/FUL      **Date Received** 04.05.2005      **Decision** Permit  
**Ward:** Eccleston And      **Date Decided** 15.06.2005  
Mawdesley

**Proposal :** Erection of single storey rear extension and car port to side in front of existing garage,  
**Location :** 59 Red House Lane Eccleston Lancashire PR7 5RH  
**Applicant:** Mr & Mrs A Hopkinson 59 Red House Lane Eccleston Lancashire PR7 5RH

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**Plan Ref** 05/00477/FUL      **Date Received** 09.05.2005      **Decision** Permit  
**Ward:** Pennine      **Date Decided** 15.06.2005

**Proposal :** Erection of single storey extension to rear,  
**Location :** 22 Orchard Drive Whittle-Le-Woods Lancashire PR6 7JZ  
**Applicant:** Mr & Mrs S Lister 22 Orchard Drive Whittle-Le-Woods Lancashire PR6 7JZ

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**Plan Ref** 05/00491/FUL      **Date Received** 16.05.2005      **Decision** Refuse  
**Ward:** Chorley South      **Date Decided** 15.06.2005  
West

**Proposal :** Front and rear single storey extensions (conservatories),  
**Location :** Braddon House Birkacre Road Chorley Lancashire  
**Applicant:** Mr W Matthews Braddon House Birkacre Road Chorley Lancashire

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## Agenda Page 125

**Plan Ref** 05/00526/NLA      **Date Received** 19.05.2005      **Decision** No objection  
**Ward:** Astley And      **Date Decided** 14.06.2005  
Buckshaw

**Proposal :** Warehouse and Distribution Facility with Associated Offices (Neighbouring Authority Consultation),

**Location :** Plot 3300 Matrix Park Buckshaw Village Euxton Lancashire

**Applicant:** Redrow Commercial Developments Ltd 12 Eaton Avenue, Matrix Park, Buckshaw Village, Chorley, PR7 7NA

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