
Chief Executive's Office

Please ask for: Mr A Uren
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Your Ref:
Our Ref: AU/AJS
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Date: 21 June 2005

Chorley
Borough Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Chief Executive:
Jeffrey W Davies MA LLM

Dear Councillor

A meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 29th November, 2005 at 6.30 pm.

May I please remind all Members of the Council that the meeting will be preceded by a training session to be held in the Committee Room by the Head of Development Regeneration and the Development Control Manager on Telecommunications. The training is due to commence at 4.30pm and buffet refreshment will be available from 4.00pm. All Councillors are of course welcome to attend this training.

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 Council Chamber and not seek to influence a decision on the matter.

3. **Minutes (Pages 1 - 20)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 25 October 2005.

4. **Planning Policy Statement 9 and Government Circular - Biodiversity and Geological Conservation (Pages 21 - 24)**

Report of Head of Development and Regeneration (enclosed).

5. **Planning Appeals and Decisions - Notification (Pages 25 - 28)**

Continued....

Report of Head of Development and Regeneration (enclosed).

6. **Planning Applications Awaiting Decisions (Pages 29 - 80)**

Report of Head of Development and Regeneration (enclosed).

Item	Application	Location
A. 1	05/00556/REMAJ	Parcel 13 Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley
A. 2	05/00888/OUTMAJ	Land To Rear Of 243-281 Preston Road Clayton-Le-Woods Lancashire
B. 1	05/00527/FUL	Lostock Bridge Farm Ulnes Walton Lane Ulnes Walton Lancashire PR26 8LT
B. 2	05/00558/OUT	Lostock Bridge Farm Ulnes Walton Lane Ulnes Walton Lancashire PR26 8LT
B. 3	05/00976/COU	19 Edgefield Astley Village Lancashire PR7 1XH
B. 4	05/01042/FUL	DP Cold Planing Chapel Lane Coppull Lancashire PR7 4NB

7. **Planning Applications determined by delegated powers.**

- (a) A report of the Head of Development Regeneration on selected cases determined following consultation with the Chair and Vice-Chairman of the Committee. (Pages 81 - 106)
- (b) A list of planning applications determined by the Chief Officer under delegated powers between 13 October and 16 November 2005. (Pages 107 - 126)

8. **Site Inspection Sub-Committee**

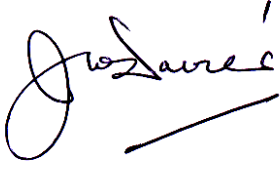
To receive and consider the minutes of the meeting of the Site Inspection Sub-Committee held on the 16 November 2005 (to follow).

9. **Enforcement Item, Lostock Bridge Farm, Ulnes Walton (Pages 127 - 130)**

Report of Head of Development Regeneration (enclosed).

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

Yours sincerely



Chief Executive

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Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor A Lowe (Chair), Councillor Parr (Vice-Chair), Councillors Birchall, Ball, Bedford, Bell, Brown, Brownlee, Counce, Culshaw, Davies, D Dickinson, Edgerley, D Gee, T Gray, Heaton, Iddon, R Lees, Livesey, Malpas, Miss Molyneaux, Morgan, Russell, Mrs J Snape, Snow, S Smith and Whittaker) Director of Legal Services and Head of Development Regeneration and Development Control Manager for attendance.
2. Agenda and reports to all remaining Councillors and Chief Officers for information.

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

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

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

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Development Control Committee**Tuesday, 25 October 2005**

Present: Councillor A Lowe (Chair), Councillor Parr (Vice-Chair), Councillors Ball, Bedford, Bell, Brown, Brownlee, Caunce, Culshaw, Davies, D Dickinson, Edgerley, D Gee, T Gray, Heaton, Miss Iddon, R Lees, Livesey, Malpas, Morgan, Russell, S Smith, Mrs J Snape and Whittaker

Also in attendance: Councillors R Snape

05.DC.35 LETTER OF THANKS

The Chair informed the Committee that he had received a letter from the former Head of Planning Services, Mr Alan Croston thanking the Committee for all their cards, presents and best wishes for the future.

05.DC.36 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Birchall, Molyneaux and Snow.

05.DC.37 DECLARATIONS OF ANY INTERESTS

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

Councillor Parr – Item 5, A.3:Planning Application 05/00796/OUTMAJ

05.DC.38 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 27 September 2005 be confirmed as a correct record and signed by the Chair.

05.DC.39 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Head of Development and Regeneration giving notification of the lodging of appeals against the refusal of planning permission for eight developments and one appeal where permission had been granted by the planning inspectorate.

RESOLVED – That the report be noted.

05.DC.40 PLANNING APPLICATIONS AWAITING DECISION

The Head of Development and Regeneration 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 : 05/00556/REMMAJ
Proposal : Reserved Matters Application for the erection of 43 dwellings comprising of 15 houses and 28 apartments,
Location : Parcel 13 Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley
Decision: Application deferred at the request of the Head of Development and Regeneration.

Application No : 05/00557/REMMAJ
Proposal : Reserved Matters Application for the erection of 43 dwellings comprising of 15 houses and 28 apartments (duplicate),
Location : Parcel 13 Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley
Decision: Application deferred at the request of the Head of Development and Regeneration.

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

Application No : 05/00796/OUTMAJ
Proposal : Outline application for residential development (Site Area: 3978m²),
Location : Land Adjacent Botany Brow Works Mason Street Chorley Lancashire

Decision:

It was moved by Councillor A Lowe, seconded by Councillor Edgerley and subsequently **RESOLVED that permission be granted subject to the following conditions:**

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

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

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

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

3. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels of the dwellings (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plan(s). The

development shall only be carried out in conformity with the approved level details.

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

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

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

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

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

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

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

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

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

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

9. The development hereby permitted shall not commence until full details of the junction between the proposed development site and Botany Brow have been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be occupied until that junction has been constructed in accordance with the approved details.

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

10. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To reduce the risk of flooding.

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

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

Application No : 05/00805/FULMAJ

Proposal : Erection of two storey office unit comprising of office space, associated storage and services provision, and erection of production unit with associated storage, services, office, first aid room and staff room provision,

Location : Land South Of NIS Building Ackhurst Road
Chorley Lancashire

Decision:

It was moved by Councillor Bell, seconded by Councillor Heaton and subsequently **RESOLVED** that permission be granted subject to the following conditions:

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

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

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

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

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

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

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

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

5. The development hereby permitted shall not commence until 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 EM2 of the Adopted Chorley Borough Local Plan Review.

6. Before any development hereby permitted is first commenced, full details of the surfacing, drainage and marking out of all car park and vehicle manoeuvring areas shall have been submitted to and approved in writing by the Local Planning Authority. The car park and vehicle manoeuvring areas shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

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

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

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

8. Prior to the commencement of the development a 'Green Commuter/Travel Plan' for the existing and proposed buildings shall have been submitted to and approved in writing by the Council as Local Planning Authority. The 'Green Commuter/Travel Plan' should set out those proposals to be implemented in the coming year to reduce the proportion of all trips to the complex (by staff and visitors) which are made by private car and to specifically encourage the proportion of trips made by other modes of travel. No later than 1 January on each of the following 5 years further 'Green Commuter/Travel Plans' shall be submitted to and approved in writing by the Council as Local Planning Authority. These Plans to include proposals as outlined above and monitoring information to indicate the extent to which travel patterns have been influenced.

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

Application No : 05/00940/FULMAJ

Proposal : Proposed extension of caravan dealership and associated parking area for staff and customers,

Location : Dave Barron Caravans Chapel Lane Coppull Lancashire

Decision:

It was proposed, seconded and subsequently **RESOLVED** that the application be permitted subject to the following conditions:

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

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with

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

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

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

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 car park hereby permitted shall be restricted to the following hours of use: -

During March to October inclusive; Monday to Saturday between the hours of 7am and 7pm, Wednesdays between the hours of 7am and 9pm and Sundays between the hours of 10am and 6pm

During November to February inclusive; Monday to Saturday between the hours of 7am and 6pm and Sundays between the hours of 10am and 6pm

Reason: To safeguard the amenities of local residents and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.

5. During the hours when car park hereby permitted is not in use, it shall be closed off to vehicular traffic by a secure locked barrier placed at the entrance to the car park, the details of which should first be submitted to and approved in writing by the Local Planning Authority prior to the use of the car park commencing. The secure barrier shall be remain locked at all times thereafter when the car park is vacant.

Reason: To protect the amenities of local residents and in accordance with Policy No. GN1 of the Adopted Chorley Borough Local Plan Review.

6. The proposed development must be begun not later than 3 years from the date of this permission.

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

7. Before the development hereby permitted is first commenced, full details of the lighting to the car park and sales area (notwithstanding any such detail shown on the previously

submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include a full specification of the low level lighting behind the properties on Poplar Drive and Chapel Lane and shall include the following; the height of the lighting columns or fixtures, their position, the angle of tilt of the lanterns, baffles and lux levels. A plan shall also be submitted detailing the illuminance levels over the car park, sales area and around the periphery of the site to demonstrate light pollution will not harm the living conditions of those properties adjacent to the site.

Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby properties and in accordance with Policy No. EP21A of the Adopted Chorley Borough Local Plan Review.

8. Before any development hereby permitted is first commenced, full details of the cycle and motorcycle parking areas shall have been submitted to and approved in writing by the Local Planning Authority. The cycle and motorcycle parking areas shall be provided in accordance with the approved details prior to the first use of the extended sales area and car park hereby permitted and shall not thereafter be used for any purpose other than the parking/storage of cycles and motorcycles.

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 as superseded by Policy 7 of the Joint Lancashire Structure Plan 2001 – 2016.

9. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:1991 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.

10. The existing soil levels around the base of the trees to be retained shall not be altered.

Reason: To safeguard the trees to be retained and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.

11. The security fence running adjacent to Chapel Lane along the eastern site boundary shall be colour finished dark green and retained as such at all times thereafter.

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

12. No development approved by this permission shall be commenced until:

- a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
- b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site.
- c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.
- d) A Method Statement and remediation strategy, based on the information obtained from c) above has been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the measures approved.

Work shall be carried out and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the Local Planning Authority: unless otherwise agreed in writing by the Local Planning Authority.

Reasons:

- A) *To identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors.*
- B) *To enable:*
 - *A risk assessment to be undertaken*
 - *Refinement of the conceptual model, and*
 - *The development of a Method Statement and Remediation Strategy*
- C) & D) *To ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.*

13. The lighting to the car park shall only be turned on in conjunction with the permitted car park opening times. When the sales area and car park is not permitted to be open the lighting shall remain turned off. The car park opening times are as follows:

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During March to October inclusive; Monday to Saturday between the hours of 7am and 7pm, Wednesdays between the hours of 7am and 9pm and Sundays between the hours of 10am and 6pm

During November to February inclusive; Monday to Saturday between the hours of 7am and 6pm and Sundays between the hours of 10am and 6pm

Reason: *To safeguard the amenities of local residents and in accordance with Policy No. EP21A of the Adopted Chorley Borough Local Plan Review.*

Application No : 05/00500/FUL
Proposal : Construction of tennis court and associated walls, fences and other works
Location : The Old Rectory High Street Mawdesley Lancashire L40 3TD

Decision:

It was moved by Councillor Whittaker, seconded by Councillor Culshaw and subsequently **RESOLVED (17:1) that further consideration of the application be deferred to await the recommendations of the Site Inspection Sub-Committee, following its inspection of the site.**

Application No : 05/00736/FUL
Proposal : Erection of a two storey replacement dwelling,
Location : West Hatch School Lane Mawdesley Lancashire
 L40 3TG

Decision:

It was moved by Councillor Culshaw, seconded by Councillor Whittaker and subsequently **RESOLVED that the application be permitted subject to the following conditions:**

1. The development hereby permitted shall not commence until samples of all external facing materials to the proposed replacement dwelling (notwithstanding any details shown on previously submitted plan and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out 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, DC8A of the Adopted Chorley Borough Local Plan Review.

2. The approved plans are:

Plan Ref.	Received On:	Title:
LG .B.05.02C	18/07/05	Proposed Site Layout Plan
LG.B.05.03C	ditto	Proposed floor plans
LG.B.05.04 / 05 B	ditto	Proposed elevations
LG.B.05.06	ditto	Volume calculations

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

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

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

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

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

5. Before any development hereby permitted is first commenced, full details of the surfacing, drainage and marking out of the car parking spaces shall have been submitted to and approved in writing by the Local Planning Authority. The spaces shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted.

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.

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

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

Application No : 05/00819/FUL

Proposal : Subdivision of existing property into one dwelling and one retail unit with living accommodation above and two storey side extension (with living accommodation in roof space),

Location : 72 New Street Mawdesley Lancashire L40 2QW

Decision:

It was proposed by Councillor Culshaw, and seconded by Councillor S Smith that the conditional planning permission be granted.

An amendment was moved by the Chair (Councillor A Lowe), seconded by Councillor Whittaker, that the application be refused. On being put to the vote, the amendment was carried (11:10) and it was subsequently

RESOLVED that the application be refused for the following reason:

1. The application property lies within a local shopping centre within the rural settlement of Mawdesley, as defined in the Adopted Chorley Borough Local Plan review wherein the loss of such facilities will not be allowed unless it can be demonstrated that there is no demand for such a facility. The applicant has failed to adequately demonstrate that the facility is no longer required, no longer economical viable and that all reasonable efforts have been made to sell or let the property at a realistic price. The proposal is therefore contrary to policies SP6 and DC10 of the Adopted Chorley Borough Local Plan Review and Supplementary Planning Guidance on The Protection of Community Facilities in Rural Areas.

Application No : 05/00881/FUL

Proposal : Erection of replacement dwelling,

Location : 14 Bett Lane Wheelton Chorley Lancashire PR6 8JH

Decision:

It was proposed by Councillor S Smith, seconded by Councillor Bell and subsequently **RESOLVED that the application be approved subject to the following conditions**

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

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

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings

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

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

3. All windows in the ground and first floor of the building's east and west elevations shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5, HS4 and HS9 of the Adopted Chorley Borough Local Plan Review.

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

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

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

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

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

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

Application No : 05/00928/FUL
Proposal : Creation of Go-Kart track
Location : Land Adjacent Euxton Park Golf Driving Range
 Euxton Lane Euxton Chorley Lancashire

Decision: Permission

It was proposed by the Chair (Councillor A Lowe), seconded by Councillor Whittaker and subsequently **RESOLVED (19:2) that the application be permitted subject to the following conditions:**

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

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

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

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.

3. Where use of the site for the authorised purposes as a Go-Kart track ceases for a period exceeding 6 months all buildings, hardstanding, fences and other development shall be removed from the land and the land restored in accordance with a scheme to be submitted and approved in writing by the Local Planning authority

Reason: To avoid the proliferation of buildings in the Green Belt for which there is not a continuing need and in accordance with Policy Nos. DC1 and GN5 of the Adopted Chorley Borough Local Plan Review.

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

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 and DC1 of the Adopted Chorley Borough Local Plan Review.

5. The maximum number of Go-Karts to be operated simultaneously should be restricted to no more than six.

Reason: In the interest of the amenities of local residents and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.

6. No system of external illumination, other than that shown on the approved plans, shall be installed at the premises hereby approved.

Reason: In the interest of the amenities of residential amenities and the visual amenities of the area and in accordance with Policy Nos. EP21A and DC1 of the Adopted Chorley Borough Local Plan Review.

7. The use hereby permitted shall not be open to customers outside the following times: 09:00 to 21:00 hours Monday to Sunday.

Reason: In the interest of the amenities of local residents and in accordance with Policy Nos. DC1, EP20 and EP21A of the Adopted Chorley Borough Local Plan Review.

8. None of the floodlights hereby permitted shall be illuminated outside the following times: 09:00 to 21:00 Monday to Sunday.

Reason: In the interests of the amenities of local residents and in accordance with Policy Nos. DC1, EP20 and EP21A of the Adopted Chorley Borough Local Plan Review.

05.DC.41 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF DEVELOPMENT AND REGENERATION UNDER DELEGATED POWERS

- (a) A report of the Head of Development and Regeneration on selected cases determined following consultation with the Chair and Vice-Chairman of the Committee is enclosed

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

Application No: 05/00519/ADV
Proposal: Replace existing signage on front elevation of shop, revised signage to petrol filling station including relocated 7m totem pole sign, and various revised directional signage within site,
Location: Tesco Stores Ltd Ackhurst Park Industrial Estate Foxhole Road Chorley Lancashire
Decision: Consent

Application No: 05/00542/FUL
Proposal: Relocation of the main entrance door, re-siting of the signage and removal of existing glazed canopy,
Location: Tesco Stores Ltd Ackhurst Park Industrial Estate Foxhole Road Chorley Lancashire
Decision: Permission

Application No: 05/00604/FUL
Proposal: Demolish existing garage/store and construct an eight-bed annex, sanitary block extension, conservatory, and replacement detached garage/office building, creation of car parking area, associated landscape works and internal alterations,
Location: Highcliffe Residential Home 226 Preston Road Whittle-Le-Woods Lancashire PR6 7HW

Decision: Permission

Conditions

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

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

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

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

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

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

4. 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. No development shall take place until details of the parking layout have 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 parking areas, together with those proposed, details of proposed materials and any changes of ground level or landform.

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

6. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in

writing with the Local Planning Authority before any development is first commenced.

Reason: *To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

Application No: 05/00775/TPO

Proposal: Felling of 1 poplar tree and pruning of sycamore tree covered by TPO 1 (Chorley) 1987

Location: Land Adjacent Car Park And To The Rear Of Devonshire Court Peter Street Chorley Lancashire

Decision: Permission

Conditions

1. The tree works for which consent is hereby granted are as specified below only, namely: -

- Sycamore Tree identified as T1 on the approved site plan – pruning back 3 lowest branches on car park side by 1.5 metres.
- Poplar Tree identified as T2 on the approved site plan – complete fell.

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

2. The replacement tree planting shall be carried out in accordance with the approved details within nine months of the tree felling.

Reason: *To safeguard the visual amenity of the area and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.*

Application No: 05/00787/COU

Proposal: Change of use to domestic curtilage and construction of garage building,

Location: Land Adjacent 46 Cross Keys Drive Whittle Le Woods Lancashire PR6 7TF

Decision: Permission

Conditions

1. - Duration of Permission (Timescale) FUL

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

Reason: *To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.*

Application No: 05/00815/COU

Proposal: Erection of commercial 8 bay timber framed cattery unit,

Location: Land Adjacent To 142 Preston Road Coppull Lancashire

Decision: Permission

Conditions

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

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

2. The approved plans are:

Plan Ref.	Received On:	Title:
-----	22 September 2005	Location Plan
BC/01	10 August 2005	Site Layout, Floor plan & Elevations

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

3. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

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

4. The cattery hereby permitted shall only house a maximum of eight cats at any one time and shall only be used for the accommodation of cats and not breeding purposes.

Reason: To ensure the operation does not grow above what is approved and in the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

Application No: 05/00890/FUL

Proposal: Demolish existing community hall and replace with new

Location: Brindle Village Hall Water Street Brindle Chorley Lancashire

Decision: Permission

Conditions

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

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

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

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

3. Before the development hereby permitted is first commenced, full details of the measures to be incorporated into the

development to prevent the ingress of landfill gas shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall only be constructed in accordance with the approved scheme of landfill gas ingress prevention measures.

Reason: To protect occupiers from the ingress of landfill gas and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

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

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

Application No: 05/00897/TEL
Proposal: Prior Notification of a 14.7m monopole supporting 3 antennas and 1 dish with ancillary development,
Location: Land Adjacent Shaw Hill Bridge Preston Road Whittle-Le-Woods Lancashire
Decision: Prior App not required - Telecom

Application No: 05/00899/FUL
Proposal: Retrospective application for alteration to previous planning application (02/00305) for demolition of 1 No dwelling and erection of 3 No dwellings
Location: Premises To Rear Of 79 And 81 Bolton Street Chorley Lancashire
Decision: Permission

Conditions

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

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

2. 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 adjoining 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 occupants of adjoining property and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.

3. All windows in the first floor of the building's northwest elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

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

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.*

Application No: 05/00904/TEL

Proposal: Prior notification for the erection of a 11.7m monopole and associated ground cabin,

Location: Land Adjacent Gospel Hall Lichfield Road Chorley Lancashire

Decision: Prior Notification for Telecom - Refusal

Conditions

1. The proposed development is contrary to PPG8 and PS12 of the adopted Chorley Borough Local Plan Review in that it will be unduly prominent and intrusive within the street-scene and be detrimental to the character and appearance of the area by reason of its siting and appearance. Furthermore the Council is not satisfied the applicant is seeking to meet their operational needs in a manner which minimises environmental and visual impact.

RESOLVED – That the report be noted.

(b) **A list of Planning Applications determined by the Chief Officer under delegated powers between 15 September and 12 October 2005 is enclosed**

The Head of Development and Regeneration presented, for members' information, a schedule listing the remainder of the planning applications which had been determined by the Chief Officer under her delegated powers between 15 September and 12 October 2005.

RESOLVED – That the schedule be noted.

05.DC.42 TREE PRESERVATION ORDERS - CONFIRMATION

The Committee were requested to confirm five Tree Preservation Orders in respect of which no objections had been lodged.

RESOLVED – That the following Tree Preservation Orders be confirmed, without modification, as an unopposed order.

TPO No 7 (Euxton) 2004

TPO No 10 (Heskin) 2004

TPO No 1 (Coppull) 2005

TPO No 2 (Adlington) 2005

TPO No 3 (Chorley) 2005

05.DC.43 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

Chair

Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	29.11.05

PLANNING POLICY STATEMENT 9 AND GOVERNMENT CIRCULAR - BIODIVERSITY AND GEOLOGICAL CONSERVATION

PURPOSE OF REPORT

1. To inform members of the publication of Planning Policy Statement 9 (PPS9) on Biodiversity and Geological Conservation and an accompanying Circular.

CORPORATE PRIORITIES

2. Advice within PPS9 is based on the principles of sustainable development, which is one of our corporate principles. The focus upon sustainable development should be to the benefit of all of our customers and should help us to achieve a greener, cleaner, safer Chorley. Reform of national planning policy guidance is intended to result in shorter, more focused documents, which provide greater clarity on national planning policy, which should enable the Council to deliver a better planning service.

RISK ISSUES

3. The issues raised and recommendations made in this report involve risk considerations in the following categories:

Strategy	3	Information	3
Reputation		Regulatory/Legal	3
Financial		Operational	
People		Other	

BACKGROUND

4. PPS9 replaces Planning Policy Guidance Note 9 “Nature Conservation”. Consultation draft PPS9 was issued in September 2004 (see LDF and Community Plan Member Working Group Agenda 03/11/04). The content of the draft PPS9 did not depart significantly from the existing guidance in PPG9, which was mirrored in policies in the Chorley Borough Local Plan Review, and the document was welcomed.
5. Now finalised PPS9 sets out the Government’s broad policy objectives in relation to biodiversity and geological conservation in England and its approach that will help deliver these objectives. PPS9 should be taken into account when preparing the Local Development Framework and it is material to decisions on planning applications.



KEY PRINCIPLES

6. Most of PPS6 is based on existing guidance in PPG9, updated as appropriate and reflecting statutory obligations for nature conservation. The finalised PPS9 does not differ greatly from draft PPS9 but biodiversity and geological conservation are given a higher profile. They are seen as critically linked with planning's overarching purpose of achieving sustainable development, enhancing and restoring lost habitats and in the design of development.
7. PPS9 states that plan policies and development control decisions should be based on up to date information about environmental characteristics, including biodiversity and geological resources. Plan policies and development control decisions should seek to maintain, or enhance, or add to biodiversity and geological conservation interests. When taking decisions, appropriate weight should be given to designated sites, protected species and to biodiversity and geological interests.
8. Unlike draft PPS9, PPS9 clearly states that the aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. Where granting planning permission would result in significant harm, local planning authorities will need to be satisfied that development cannot reasonably be located on any alternative sites that would result in less or no harm. Where no such alternative sites exist, adequate mitigation measures should be implemented. Where significant harm cannot be prevented or adequately mitigated against compensation measures should be sought. If significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused.
9. PPS9 states that plan policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development. It also states that development proposals where the principal objective is to conserve or enhance biodiversity and geological conservation interests should be permitted.

REGIONAL SPATIAL STRATEGIES

10. Regional Spatial Strategies should address biodiversity and geomorphological issues at regional, sub-regional and cross-boundary levels and include targets for the restoration and re-creation of priority habitats and the recovery of priority species populations, linked to national goals.

LOCAL DEVELOPMENT FRAMEWORKS

11. Local Development Frameworks (LDFs) should indicate the location of designated biodiversity and geodiversity sites and distinguish between the hierarchy of international, national, regional, and locally designated sites. They should also identify any sites or areas for the restoration or creation of new priority habitats, which contribute to regional targets, and support them through appropriate policies.

SITES OF BIODIVERSITY AND GEOLOGICAL CONSERVATION VALUE

12. Sites of Special Scientific Interest (unless of international importance where they enjoy statutory protection under other legislation) should be given a high degree of protection under the planning system. Development that is likely to have an adverse effect should not normally be granted. There are only two Sites of Special Scientific Interest in Chorley Borough. Criteria based policies should also be included in LDFs, against which any proposals for development on Regionally Important Geological Sites, Local Nature Reserves and other Local Sites will be considered.

13. Local planning authorities are also told to identify any areas of ancient woodland that do not have statutory protection. Planning permission should not be granted for any developments that would result in their loss or deterioration unless the need for and benefits of the development outweigh the loss of the woodland habitat. PPS9 also highlights the importance of protecting aged or 'veteran' trees found outside ancient woodland. Policies in the LDF should also conserve other identified important natural habitat types that are identified as being of principal importance for the conservation of biodiversity. Networks of natural habitats should be protected from development and where possible strengthened by and integrated within new development to allow species to move between sites, to avoid species isolation.
14. PPS9 highlights the importance of taking into account biodiversity that exists on previously developed sites and incorporating it into redevelopment proposals. When considering development proposals opportunities for building in beneficial biodiversity features as part of good design should also be maximised, as far as practical, using planning obligations where appropriate.

SPECIES PROTECTION

15. PPS9 states that it is not necessary to include specific policies in respect of protected species in the LDF because they are protected under a range of legislative provisions. However, measures should be taken to protect other identified species through policies in the LDF.

GOVERNMENT CIRCULAR: BIODIVERSITY AND GEOLOGICAL CONSERVATION – STATUTORY OBLIGATIONS AND THEIR IMPACT WITHIN THE PLANNING SYSTEM

16. This Circular provides guidance on the application of the law relating to planning and nature conservation in England. It complements PPS9. It provides advice relating to internationally designated sites, nationally designated sites (Sites of Special Scientific Interest), the conservation of habitats and species outside designated sites and the conservation of species protected by law.

IMPLICATIONS FOR CHORLEY

17. Chorley Borough has a significant number of identified sites that are important for biodiversity and geological conservation, so PPS9 will be an important document for both drafting planning policies for the LDF and when making development control decisions. However, most policies in PPS9 are based upon guidance in PPG9, which is reflected in the existing Local Plan Review. For example, the Local Plan Review already includes different policies relating to biological and geological conservation depending upon site designation and it also includes a policy that provides protection for wildlife corridors that encourages links from one habitat to another. The Borough has significant amounts of ancient woodland, which is accorded protection through its designation as Biological Heritage Sites (i.e. of County importance) in the Local Plan Review. These policies will need to be incorporated into the LDF.
18. When making development control decisions it will be important to take into account biodiversity that exists on previously developed sites and incorporating it into redevelopment proposals. Maximising opportunities to build in beneficial biodiversity features in new developments is a new requirement, which will need to be considered from both a policy and development control perspective.

COMMENTS OF THE DIRECTOR OF FINANCE

19. There are no financial implications associated with this report.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

20. There are no apparent HR implications in this report.

CONCLUSION

21. The policies in PPS9 will need to be reflected in the LDF and taken account of when making development control decisions. The policies in PPS9 do not depart significantly from the previous guidance in PPG9, which is already mirrored in policies in the Chorley Borough Local Plan Review. As a whole the policies in PPS9 should not necessitate major changes in terms of policy direction with regard to biodiversity and geological conservation in the Borough, although overall there is now stronger backing for these environmental interests and more respect for these sought from developers.

RECOMMENDATION

22. That the report be noted.

JANE E MEEK
HEAD OF DEVELOPMENT AND REGENERATION

Background Papers			
Document	Date	File	Place of Inspection
Planning Policy Statement 9: Biodiversity and Geological Conservation	August 2005		Gillibrand Street Offices Chorley
Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System	August 2005		Gillibrand Street Offices Chorley
Draft Consultation Paper on a New Planning Policy Statement 9 (PPS9) – Biodiversity and Geological Conservation	September 2004	-	Gillibrand Street Offices Chorley
Planning Policy Guidance Note 9: Nature Conservation	October 1994	-	Gillibrand Street Offices Chorley

Report Author	Ext	Date	Doc ID
Stephen Lamb	5282	14.11.05	PPS9 DC.doc

Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	29.11.2005

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 S Mawdesley against the refusal of planning permission for change of use of land from residential to caravan storage area at Park View, Runshaw Lane, Euxton (Application No 05/00198/COU)

This appeal will be dealt with by an informal hearing on a date to be arranged

5. Appeal by Mr Jennings against the refusal of planning permission for the erection of a detached single garage to side at 9 Thistle Close, Chorley (Application No. 05/00592/FUL)

6. Appeal by OK UK Ltd against the refusal of Listed Building Consent for the installation of three 3G Antennas and three 2G Antennas mounted around the tower at Coppull Enterprise Centre, Mill Lane, Coppull (Application No 05/00135/LBC)

7. Appeal by OK UK Ltd against the refusal of planning permission for the installation of three 3G Antennas and three 2G Antennas mounted around the tower at Coppull Enterprise Centre, Mill Lane, Coppull (Application No 05/00147/FUL)

These appeals will be dealt with by the exchange of written representations.

8. Appeal by Mr & Mrs Stobbs against the refusal of planning permission for erection of agricultural workers dwelling at Bramblewood Nursery, Wigan Lane, Heath Charnock (Application No 05/00217/FUL)

- 9 Appeal by Mr & Mrs Stobbs against the non-determination of a planning application for the continued temporary use of land for the siting of a residential mobile home for a period of 2 years for occupation by agricultural worker at Bramblewood Nursery, Wigan Lane, Heath Charnock (Application No 05/00536/COU)

These appeals will be heard at an Informal Hearing at a time and date to be arranged.

PLANNING APPEALS DISMISSED

- 10 Appeal by Mr & Mrs Freeman against the refusal to grant a Certificate of Lawful Use for proposed use for property to be reinstated as residential use at Quarry Cottages, Chapel Lane, Houghton (Application No 04/00858/CLPUD)

PLANNING APPEALS WITHDRAWN

- 11 Appeal by O2 (UK) Ltd against the refusal of permission for the siting and appearance for the erection of a 15m slimline monopole tower with two 2G and 3G equipment cabinets at Croston Sheet Metals Ltd, Chapel Lane, Coppull (Application No 05/00498/TEL)

PLANNING APPEALS ALLOWED

- 12 Appeal by Mr & Mrs Pope against the refusal of planning permission for the erection of first floor side extension and part conversion of garage to family room at 28 Sandringham Drive, Brinscall (Application No 05/00295/FUL)

ENFORCEMENT APPEALS LODGED

- 13 Appeal by Mr B Barnes against an enforcement notice issued for a breach of planning control, namely the erection of a boundary wall, without planning permission at Cam Lane Cottage, Cam Lane, Clayton-le-Woods (EN 595)
- 14 Appeal by Mr B Barnes against an enforcement notice issued for a breach of planning control, namely the erection of a stable block, without planning permission at Cam Lane Cottage, Cam Lane, Clayton-le-Woods (EN 596)
- 15 Appeal by Mr Winstanley against an enforcement notice issued for a breach of planning control, namely the erection of a first floor extension, without planning permission, at 55 The Asshawes, Heath Charnock (EN 594)
- 16 Appeal by Mr J Banks against an enforcement notice issued for a breach of planning control, namely the deposit of hardcore to form a hardstanding, without planning permission, at South Miry Fold Farm, Breirs Brow, Wheelton (EN 593)

The above appeals will be dealt with by the exchange of Written Representations.

ENFORCEMENT APPEALS DISMISSED

- 17 Appeal by Mr T Stobbs against an enforcement notice issued for a breach of planning control, namely the change of use of land from agriculture to a mixed use for agriculture and the siting of a residential mobile home, without planning permission, at Bramblewood Nursery, Wigan Lane, Heath Charnock (EN 590)

- 18 Appeal by Mr & Mrs Lister against an enforcement notice issued for a breach of planning control, namely the change of use of the land from residential to a mixed use of residential and the parking of a mobile catering trailer and van, without planning permission, at 9 Alpine Road, Chorley (EN 591)

NOTIFICATION OF DECISIONS MADE BY LCC

- 19 Notification of planning permission for construction of a landfill gas utilisation compound to control and convert landfill gas into electricity at Rigby Quarry And Houghton House Landfill Site, The Common, Adlington (Application No 05/00661/CTY)
- 20 Notification of planning permission for the variation of condition 1 of permission 9/03/00404 to allow earthworks to continue until 31/12/08 at Royal Ordnance Site, Euxton Lane, Euxton (Application No 04/01292/CTY)
- 21 Notification of planning permission for the variation of condition 1 of planning permission 9/98/841 - to allow land filling operations to continue to 1st September 2008 at Little Quarries, Hill Top Lane, Whittle-Le-Woods (Application No 04/01272/CTY)

RECOMMENDATION(S)

- 22 That the report be noted

J E MEEK
 HEAD OF DEVELOPMENT AND REGENERATION

Background Papers			
Document	Date	File	Place of Inspection
4 Letter from Inspectorate	12.10.2005	05/00198/COU	Union Street Offices
5 Letter from Inspectorate	13.10.2005	05/00592/FUL	“ “ “
6 Letter from Inspectorate	13.10.2005	05/00135/LBC	“ “ “
7 Letter from Inspectorate	13.10.2005	05/00147/FUL	“ “ “
8 Letter from Inspectorate	28.10.2005	05/00217/FUL	“ “ “
9 Letter from Inspectorate	28.10.2005	05/00536/COU	“ “ “
10 Letter from Inspectorate	20.10.2005	04/00858/CLPUD	“ “ “
11 Letter from Inspectorate	14.10.2005	05/00498/TEL	“ “ “
12 Letter from Inspectorate	12.10.2005	05/00295/FUL	“ “ “
13 Letter from Inspectorate	24.10.2005	EN595	“ “ “
14 Letter from Inspectorate	24.10.2005	EN 596	“ “ “
15 Letter from Inspectorate	27.10.2005	EN 594	“ “ “
16 Letter from Inspectorate	10.11.2005	EN 593	“ “ “
17 Letter from Inspectorate	20.10.2005	EN590	“ “ “
18 Letter from Inspectorate	12.10.2005	EN591	“ “ “
19 Letter from L.C.C.	07.10.2005	05/00661/CTY	“ “ “
20 Letter from L.C.C.	24.10.2005	04/01292/CTY	“ “ “
21 Letter from L.C.C.	14.11.2005	04/01272/CTY	“ “ “

Report Author	Ext	Date	Doc ID
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Paul Sudworth	5346	17.11.2005	ADMINREP/REPORT
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Report

Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	29.11.2005

PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	05/00556/REMAJ	Approve Reserved Matters	Parcel 13 Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley
A. 2	05/00888/OUTMAJ	Refusal of Outline Planning Permisison	Land To Rear Of 243-281 Preston Road Clayton-Le-Woods Lancashire
B. 1	05/00527/FUL	Refuse Full Planning Permission	Lostock Bridge Farm Ulnes Walton Lane Ulnes Walton Lancashire PR26 8LT
B. 2	05/00558/OUT	Refusal of Outline Planning Permisison	Lostock Bridge Farm Ulnes Walton Lane Ulnes Walton Lancashire PR26 8LT
B. 3	05/00976/COU	Refuse Full Planning Permission	19 Edgefield Astley Village Lancashire PR7 1XH
B. 4	05/01042/FUL	Permit Full Planning Permission	DP Cold Planing Chapel Lane Coppull Lancashire PR7 4NB

Continued....

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Item A. 1	05/00556/REMAJ	Approve Reserved Matters
Case Officer	Mrs Wendy Gudger	
Ward	Chorley South West	
Proposal	Reserved Matters Application for the erection of 43 dwellings comprising of 15 houses and 28 apartments,	
Location	Parcel 13 Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley	
Applicant	Redrow Homes (Lancs) Ltd	
Proposal:	<p>This reserved matters application proposes the construction of 43 units of accommodation on Parcel 13 of the Gillibrands Site. The application has been submitted in duplicate and therefore this report applies equally to both application 9/05/00556/REMAJ and 9/05/00557/REMAJ</p> <p>The units comprise 15 dwellings in two blocks at the east and west ends of the site. These are mostly two storey. Parking is provided in central courtyards with a combination of parking spaces and garaging. In the centre of the site, apartments are provided in three blocks orientated around a central courtyard. These blocks are two storey adjacent to the housing with a central three storey block overlooking the adjacent recreational area.</p> <p>A plan is attached to this report that shows the proposed layout of the site.</p>	
Policy:	<p>This site lies within the urban area of Chorley on part of land allocated in the development plan for housing by Policy H1.6. As the site is allocated, and benefits from outline planning permission, it therefore complies with the requirements of the Windfall Housing SPG.</p>	
Planning History:	<p>This application is a reserved matters application and includes the details of siting, design, means of access, external appearance and landscaping which were omitted from the original outline planning permission 9/96/00727/CB4. That original application was for the residential development and associated facilities on land south of Copper Works Wood, west of Gillibrand Hall and north and west of Southlands School. This original outline application has been renewed on a number of occasions.</p> <p>Two previous applications for reserved matters approval submitted in 2003 for a similar development were withdrawn (references 9/03/01181/REMAJ and 9/03/01217/REMAJ).</p>	
Consultations:	<p>The Councils Head of Environmental Services identifies that the application lies within 250 metres of a former landfill site and that all developments within 50m of the gas venting trench will require landfill gas protection measures as agreed with the developer.</p> <p>The County Archaeologist has not raised any objection to the proposed development.</p>	

The Maps Team have identified the secured by design standards and have highlighted paragraphs relating to apartments including communal areas, car parking, entrance doors, and security lighting

No other comments have been received at the time of drafting the report; if any further responses are received they will be reported in the addendum.

Representations: A single letter of objection has been received from the proprietor of HRT Commercials Ltd, which is located on Clover Road. They are concerned about the traffic impacts of the proposed development. They identify that particularly when there is a school function, or at the start and end of the school day, there are often parents and other vehicles obstructing the road causing difficulties for their staff, customers and potentially to the emergency services. They are concerned that further residential development would increase the volume of traffic and make matters worse.

Assessment: This application, proposes development which accords with the principles established by the outline planning permission with only the details of the proposed development open to consideration. All the conditions and agreements that have previously been imposed on the outline approvals would apply to any consent.

Parcel 13 the subject of this application was originally identified as the potential site for a school within the original development scheme. The agreements between the Council and the developer allowed for the use of this parcel for residential purposes if it came about that the school site was not required for that purpose. The County Council have indicated that this is the case and the land can be released for residential development.

In relation to the traffic generation raised by the objector, this is a matter that relates to the principle of the development rather than the details to be considered at this stage. It was therefore dealt with on the outline application and is not a matter that can be taken into account in respect of the details of design, external appearance, landscaping etc that is currently being considered.

In relation to the Comments from the Maps Team these are either detailed matters of construction, which have been drawn to the applicants attention, or are matters controlled by the outline planning permission and associated agreements.

The design and layout of the properties, generally reflects the characteristics of the site and the previous developments that have been permitted. In overall terms the detailed design of the proposed buildings are acceptable.

The proposal would result in some welcome overlooking of the adjacent recreational and open spaces areas, particularly from the three storey block of apartments. There will be a need to delineate boundaries to deter the use of residents parking by users of the recreational facilities. Details of fencing etc that could achieve this are already the subject of conditions on the original outline planning permission.

The point of access and some of the detailed arrangements within the site have been modified following the comments of the Councils

Highways Officer on the original application. In other respects the applications remain the same. The amended plans have therefore addressed the original concerns.

In conclusion, the revised scheme is considered to result in an acceptable form of development. The application is therefore recommended for approval. All matters to be controlled by condition are suitably covered by conditions attached to the original outline planning permission.

Recommendation: Approve Reserved Matters Conditions

1. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
G-P2-P13-LP	27 May 2005	Location Plan
*****	27 May 2005	Site Plan
SK/GBP13/ENG	27 May 2005	Outline Engineering Proposal
G-P13-MAT	27 May 2005	Materials Schedule
*****	27 May 2005	Landscape Structure Plan
G-P-01 GFP + ELE	27 May 2005	Plots 1 – 9
G-P-01 FFP + SFP	27 May 2005	Plots 1 – 9
G-P-02 FP	27 May 2005	Apartment Block, Plots 10 - 17
G-P-02 ELE	27 May 2005	Apartment Block, Plots 10 - 17 & Plots 30 – 37
G-P-03	27 May 2005	Apartment Block, Plots 18 – 29
G-P-03 ELE	27 May 2005	Apartment Block, Plots 18 – 29
G-P-04 FP + ELE	27 May 2005	Plots 38 – 43
G-P13-SS A	27 May 2005	Street Scene Elevations
G-P13-ED	27 May 2005	Entrance Detail
G-P13-QG	27 May 2005	Quadruple Linked Garage
M-TG1-B1 A	27 May 2005	Triple Garage Detail H2
L4036G1.1 B1	27 May 2005	Linked Pyramid Garage Details
M-SG2-B1 + G1	27 May 2005	Single Garage Details

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

2. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

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

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Item A. 1	05/00556/REMAJ	Approve Reserved Matters
Case Officer	Mrs Wendy Gudger	
Ward	Chorley South West	
Proposal	Reserved Matters Application for the erection of 43 dwellings comprising of 15 houses and 28 apartments,	
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Applicant	Redrow Homes (Lancs) Ltd	

REPORT TO FOLLOW

Recommendation: Approve Reserved Matters

Conditions

1. This consent relates to the following plans:

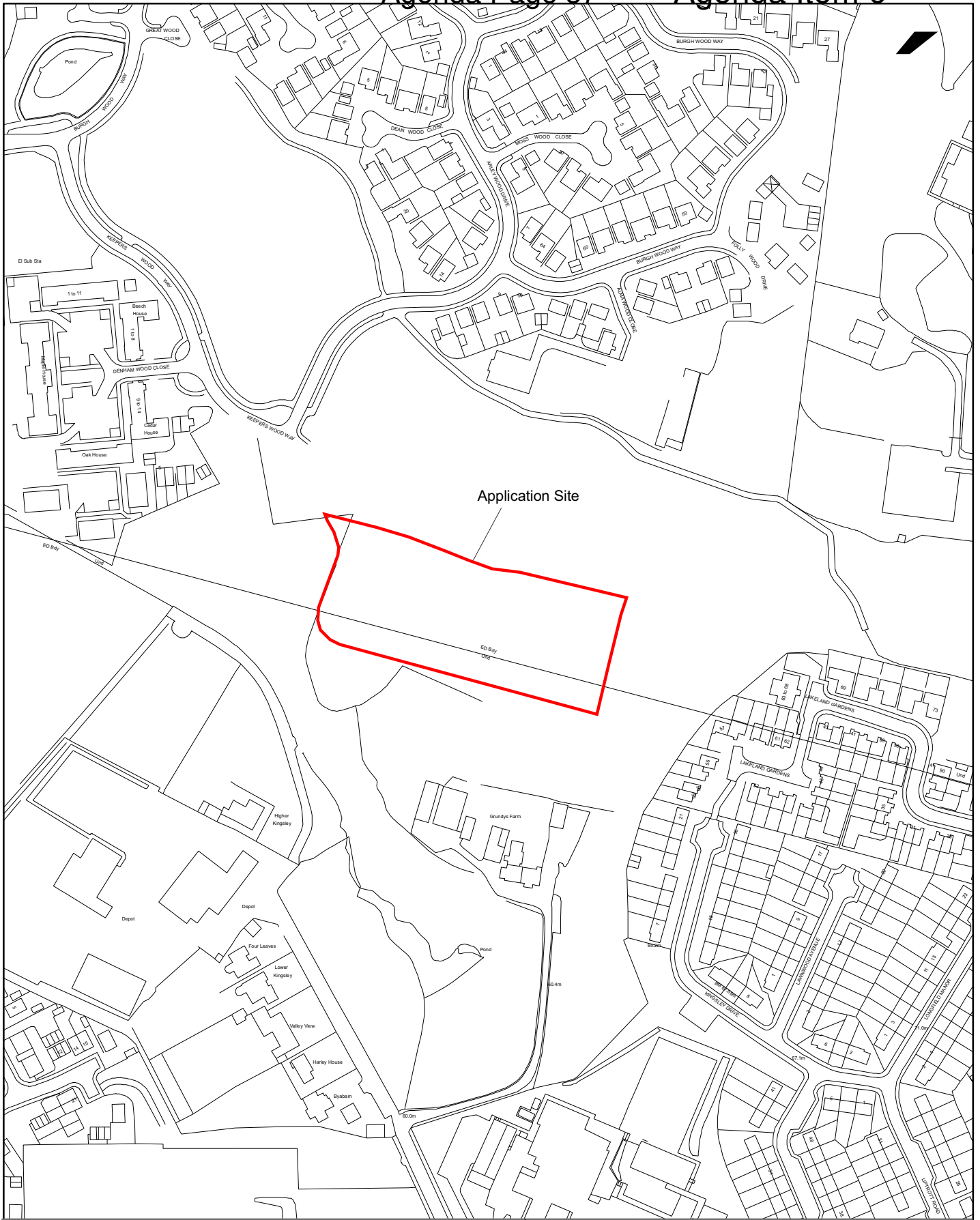
Plan Ref.	Received On:	Title:
G-P2-P13-LP *****	27 May 2005	Location Plan
SK/GBP13/ENG	27 May 2005	Site Plan
G-P13-MAT *****	27 May 2005	Outline Engineering Proposal
G-P-01 GFP + ELE	27 May 2005	Materials Schedule
G-P-01 FFP + SFP	27 May 2005	Landscape Structure Plan
G-P-02 FP	27 May 2005	Plots 1 – 9
		Plots 1 – 9
		apartment Block, Plots 10 - 17 & Plots 30 – 37
G-P-02 ELE	27 May 2005	Apartment Block, Plots 10 - 17 & Plots 30 – 37
G-P-03	27 May 2005	Apartment Block, Plots 18 – 29
G-P-03 ELE	27 May 2005	Apartment Block, Plots 18 – 29
G-P-04 FP + ELE	27 May 2005	Plots 38 – 43
G-P13-SS A	27 May 2005	Street Scene Elevations
G-P13-ED	27 May 2005	Entrance Detail
G-P13-QG	27 May 2005	Quadruple Linked Garage
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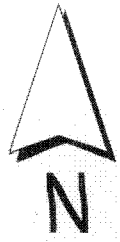
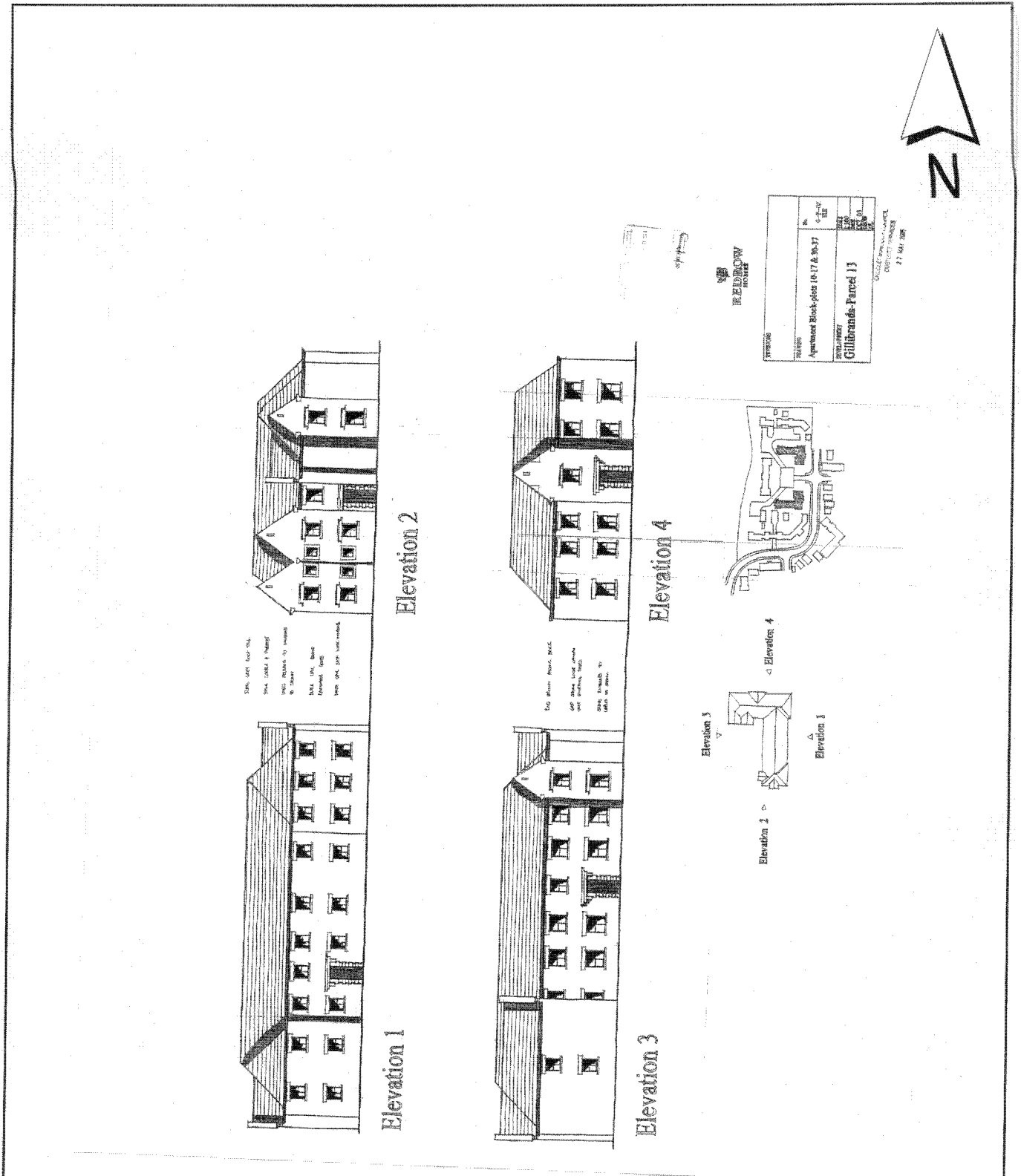


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<p>Application No. 05/00556/REMAJ</p>	<p>Grid Ref: E: 357004 N: 416764</p>	<p>Scale: 1:2,500</p>	<p>Agenda Item No. A. 1</p>

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REDDOW HOMES	
Project No.	Apartment Blocks - plots 10, 11 & 13-17
Client	Gillibrands-Parcel 13
Date	27 May 2005
Scale	1:100
Author	Alan D Croston
Checker	
Approver	

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

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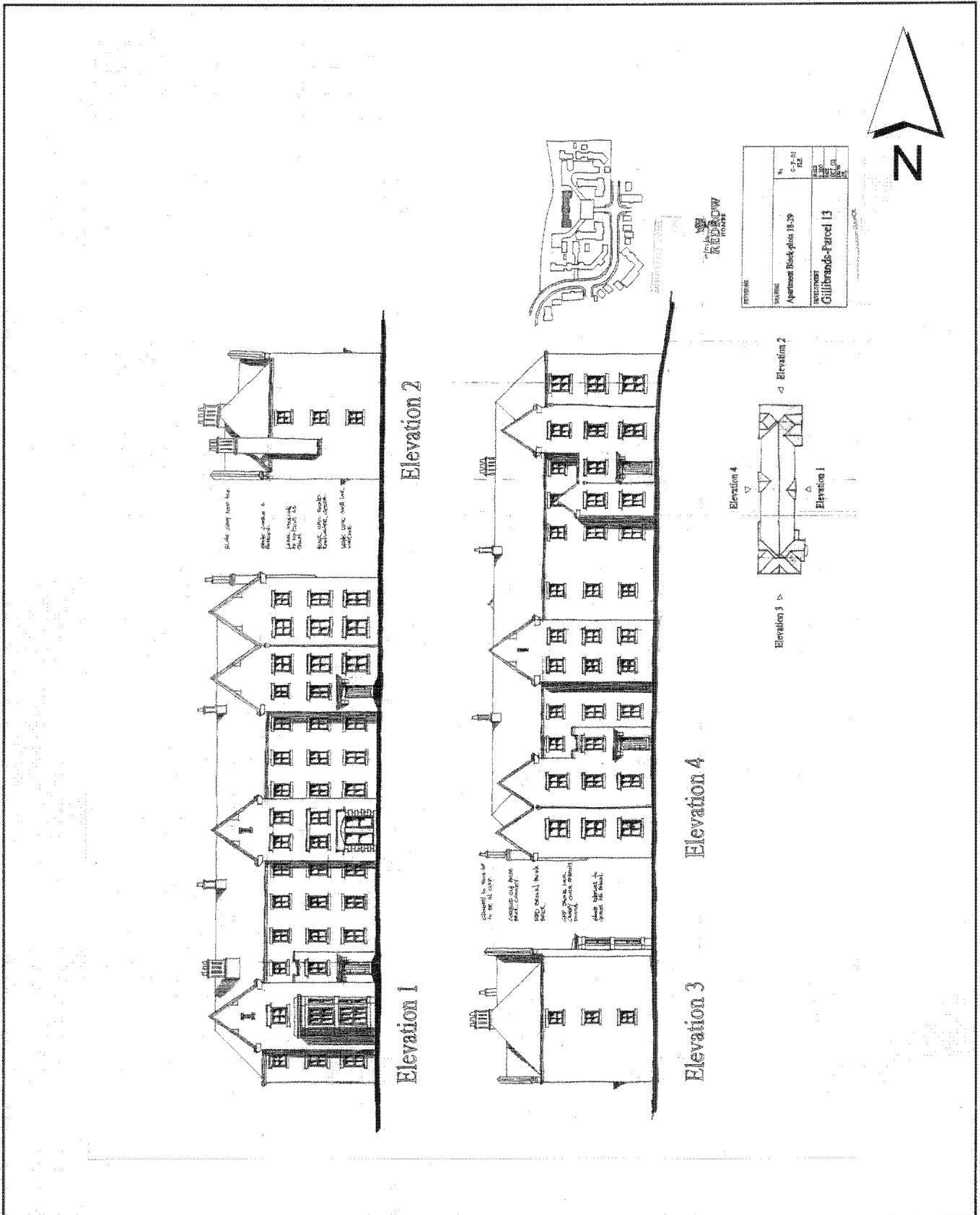
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05/00556/REMAAJ

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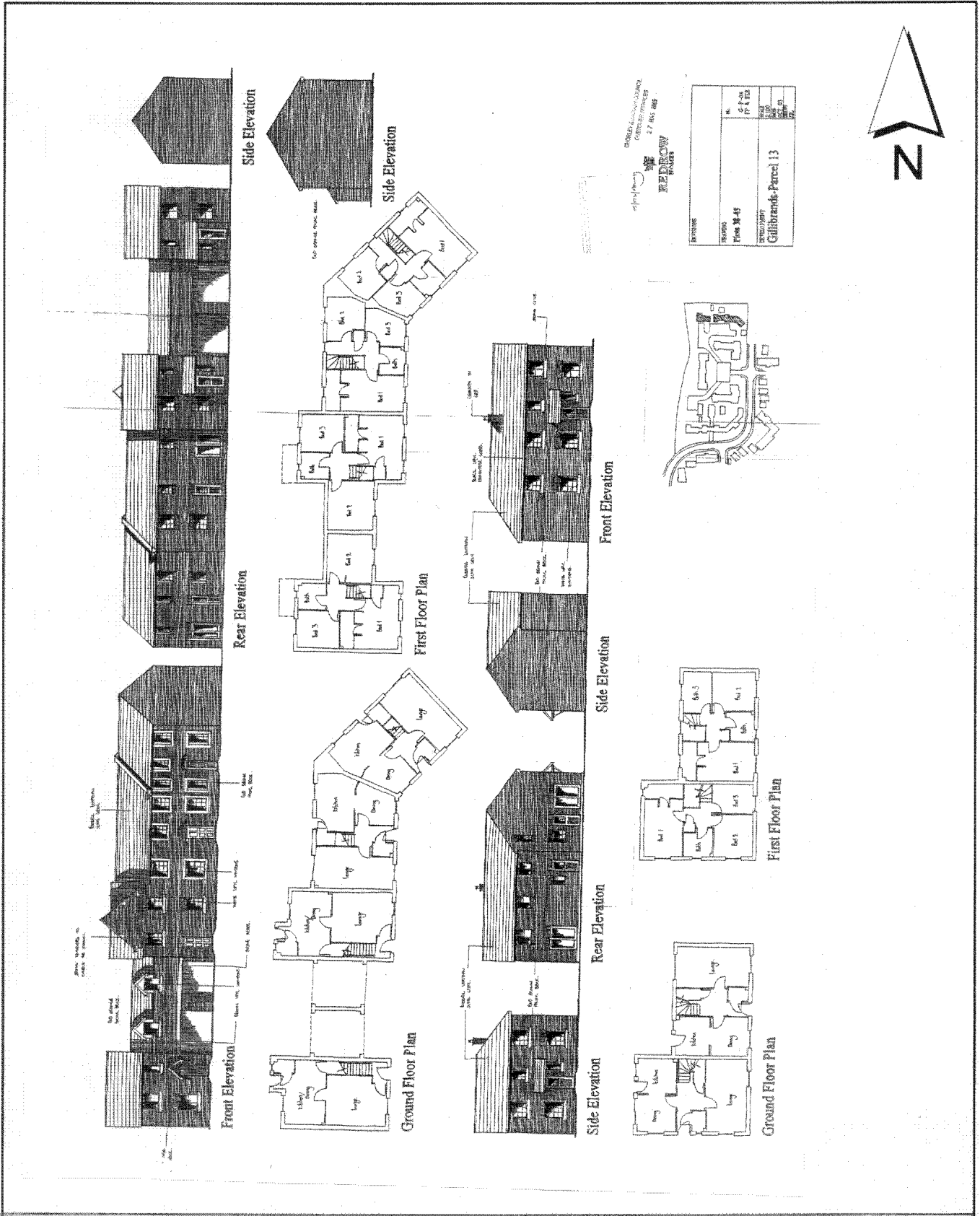
Agenda Item No.
A. 1

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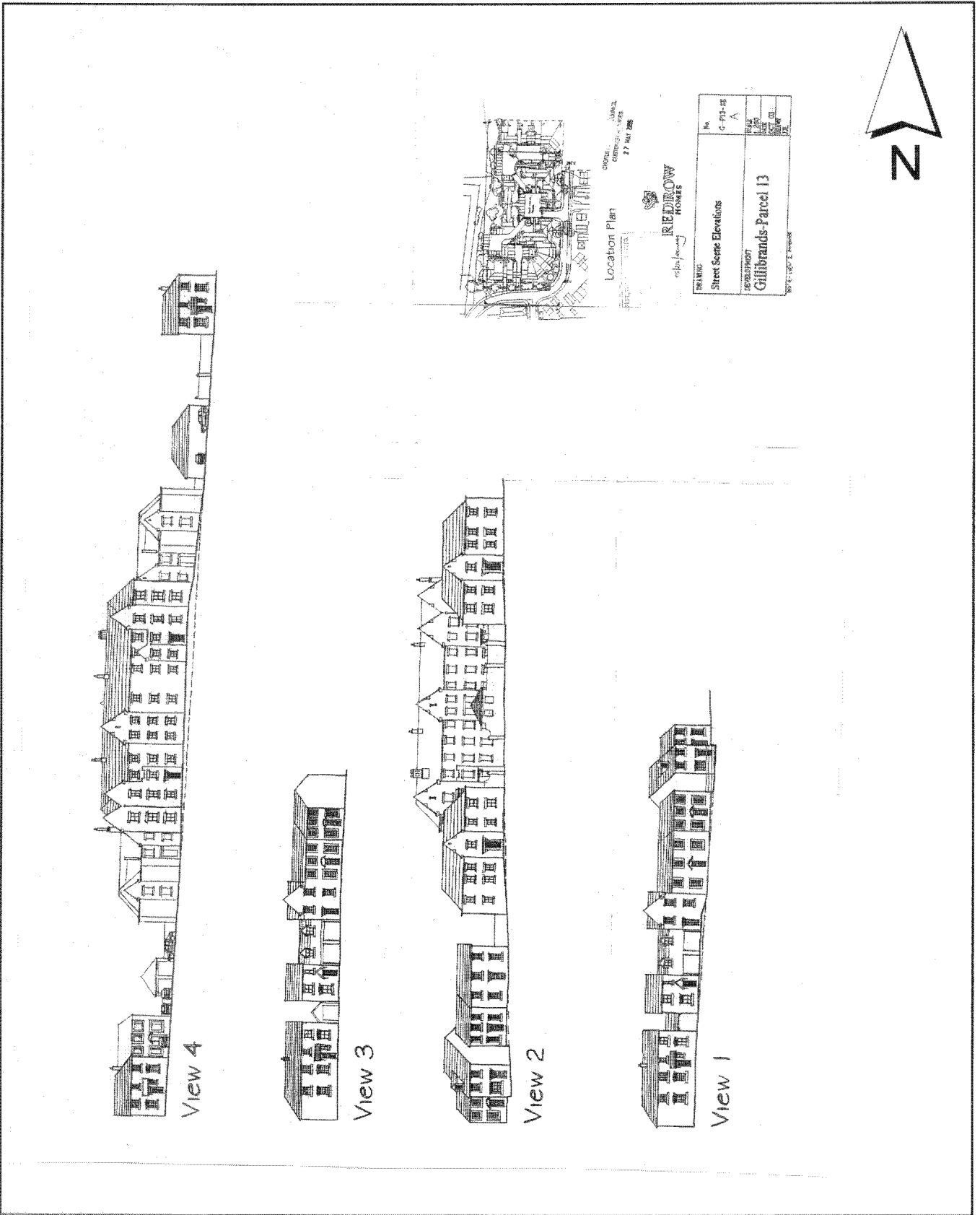
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<p>Application No. 05/00556/REMAJ</p>	<p>Grid Ref: E: 357004 N: 416764</p>	<p>Scale:</p>	<p>Agenda Item No. A. 1</p>

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<p>Application No. 05/00556/REMAJ</p>	<p>Grid Ref: E: 357004 N: 416764</p>	<p>Scale:</p>	<p>Agenda Item No. A. 1</p>

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<p>Application No. 05/00556/REMAJ</p>	<p>Grid Ref: E: 357004 N: 416764</p>	<p>Scale:</p>	<p>Agenda Item No. A. 1</p>

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Item A. 2 **05/00888/OUTMAJ** **Refusal of Outline Planning
Permission**

Case Officer **Mr Nigel Robinson**

Ward **Clayton-le-Woods And Whittle-le-Woods**

Proposal **Outline application for residential development (0.5 ha) (ref
application 02/01260)**

Location **Land To Rear Of 243-281 Preston Road Clayton-Le-Woods
Lancashire**

Applicant **Mr A Bradshaw**

Background This is an outline application for residential development with all matters other than means of access for subsequent approval. The application site is approximately 0.5 hectares in size part of which was formerly used as a sand quarry. It is located to the rear of two rows of terraced property (243-267 & 269-281-both odd sequences) taking access onto Preston Road (A6) where there is a break in the terraces. It is proposed to construct a new access road into the site at this point with footways either side. In conjunction with the creation of the access, it is intended to undertake works in the highway with a dedicated right hand turning lane and delineated works in order to reduce the carriageway to single lane either side of the access point.

The land is elevated in relation to the existing dwellings and there have been some ground works modifying levels undertaken recently by the applicant as a preliminary exercise to the application presumably to try and identify that the development can be located on the site. The site is now more consistently level than previously but is still higher than the adjacent dwellings while it rises very steeply to the west adjoining Woodside Avenue. It previously had garages and regenerated trees upon part of it but most were removed around 2002. Local residents used the former garages, as off road parking.

An indicative layout has been submitted with the application showing a development of 25 linked dwellings and apartments, but given siting is not applied for then this can have little weight in the determination of the application. An application under 02/1260 on a very similar site area was refused upon the grounds of housing oversupply, inadequate means of access and inadequate demonstration that residential development could be physically accommodated on the site applied for. There is a tree preservation order on land to the south/west immediately adjacent to that site boundary. A public footpath also runs through that land.

Planning Policy The application is within the settlement boundary as identified in the Whittle-le-Woods inset. Policy HS6 is relevant on the matter of housing supply as well as how a development can be accommodated in juxtaposition to other adjacent development. It also used to assess the acceptability of windfall sites. In addition the Adopted Interim Windfall Housing SPG is relevant. Policy 12

of the Joint Lancashire Structure Plan is also relevant in terms of housing supply for the Borough. PPG3 Housing represents current Government policy on new housing developments.

Planning History

Application no. 02/1260 for residential development– refused 29/10/03.

The permission for use as a sand quarry relates back to 1958. It is not considered that the permission is still a valid one.

There is sufficient evidence to suggest that the site has been completed.

Consultees

Environment Agency – Recommend condition on desktop contamination survey.

Director of Strategic Planning at LCC considers the proposal contrary to policy 12 of the Joint Lancashire Structure Plan given the existing housing supply figures in the borough up to March 2005 when there were 2,054 dwellings with the benefit of planning permission (with an additional 446 awaiting S106 Agreements). This will satisfy annualised rates of provision until 2006 and for several years thereafter. There are also some identified comments about the development of the site, which represents a suburban landscape. Policy 20 of the JLSP is relevant. If the Council are minded to approve then public transport provision ought to be upgraded. A contribution towards the quality bus route 125/125 Bolton, Chorley, Preston should be secured to upgrade two bus stops with 'real time information'.

Clayton-le-Woods Parish Council – Re-iterate objections from previous application with regard to traffic accessing the A6; the site is close to a dangerous junction with Back Lane; loss of amenity to local residents ; already inadequate doctor / dental services; trees in the woods (covered by a TPO) have already been felled.

Lancashire County Council – Senior Highway Engineer – In principle there are no objections to the highway arrangements now being put forward subject to some minor modifications. The car parking standards need to be applied in looking at a site layout at the subsequent stage.

Third Party Representations

21 letters of objection, 1 letter of no objection and two supporting the proposal. The former identify the following grounds of objection:

- It would actually be more difficult to cross the A6 with the road markings in place. This is a dangerous situation to encourage new development that will create additional traffic and turning in a 40 mph area. Turning movements across the carriageway to get into the site will be dangerous. Will there be sufficient parking for residents and visitors? Pavement parking will still persist. Proposals to improve provision for cycling along the A6 will be harmed. Visibility coming out of the site is poor.
- There will be additional noise and disturbance resultant from the development.
- Surface water previously collected in the sand pit remained there; now since excavation works this is no longer the case.
- A pleasant landscape with mature trees has been removed; wildlife has been lost; there has already been an impact upon

the character of the area; the urbanisation of the land is unacceptable.

- The land is already being prepared for development prior to any planning permission.
- Though there are proposals to allow resident parking as part of the proposal – the implications of this are unknown. If this is charged then there will be no benefit. Visitor parking problems will not be overcome.
- Already adequate provision for new dwellings at Buckshaw Village and elsewhere in a situation access/traffic is better catered for.
- Schools and medical facilities in the area are already at full capacity.
- Overlooking of existing houses from a situation, which is currently open land; also loss of privacy.
- There are serious stability issues for the land following the works that have been undertaken; further rain will de-stabilise the land to the detriment of existing residents; sand is already being carried out onto the A6 footpath
- Building on what used to be an old sand pit cannot be safe or stable; potential subsidence is a real issue.
- Extent and scale of building shown is too extensive.
- Flats will take light off adjacent properties.

One letter received stating no objection subject to the caveat upon clarification on a boundary ownership issue and reassurance upon the maintenance of the public footpath. Two letters of support on the grounds that the land needs restoration and that it would be good for the area.

Applicant's Case

The Regional Spatial Strategy for the North West (policy SD3) states that housing supply should be met in smaller towns and larger villages which have a range of services and transport links. The current Windfall Housing SPG is a material consideration but carries no statutory weight. There is currently a requirement in the Structure Plan for a greater supply of houses and that this only reduces after 2006. Policy HS6 is written in a flexible manner to reflect a variable housing land supply position. Each windfall proposal must be assessed on its own merits. As a former quarry, there are poor amenity considerations for residents, the benefits of redevelopment outweigh the housing supply issue. The site has been levelled to demonstrate that the land can be developed without adverse impact upon adjacent residents. Access arrangements have been revised to meet LCC requirements. There is planning gain from a footpath link to the adjacent woodland walk to the south west through to Cuerden Valley Park, as well as provide off road car parking for residents.

Assessment

There are three matters for consideration as with the previous application. There is the housing land supply issue and whether the proposed development would still contribute in aggravating an oversupply of housing in the Borough, and if so whether there are any mitigating material considerations which ought to outweigh the policy presumption of controlling oversupply. Secondly, there is the question of vehicular access, which is being applied for, and whether the measures identified as highway works within the A6 satisfy the LCC highway engineer. And finally is whether the development is acceptable in land use terms and can be physically accommodated on the land in juxtaposition to the

existing residential properties and given the ground conditions.

With regard to the housing supply issue, the latest housing land figures in the Borough are identified in the County Council observations on the application. There is currently, in considering this application, adequate housing land available on an annual rate assessment from the number of dwellings with the benefit of planning permission. There would be no apparent justification to allow further dwellings that would swell the over provision of dwellings within the Borough that requires control through policy HS6, the relevant substance of which cascades down from the Adopted Structure Plan and Regional Planning policies that seek to direct new housing development principally to Greater Manchester and Merseyside.

The applicant's agents identify that each site should be looked at on their own merits, while the current Windfall SPG only has limited statutory weight. There is no identification in the submission that the proposal is intended to meet affordable housing needs or is intended as other special needs housing, and this would have been one exception to the application of Windfall policy. There are also provisions in the SPG, which do allow for proposals offering significant regeneration benefits of land or buildings, but the substance of criteria (f) indicates that these circumstances will be very rare and that the scheme will have Borough-wide significance. This is not considered to be the case here. Though there may be some local feeling about re-utilising this land, this does not necessarily have to involve built development and could involve the re-use of this suburban landscape. Portions of land could still be sold off to local residents to provide off road parking without the necessity for new housing. It is considered that the SPG does carry weight in acting as a measure of housing restraint and has been recognised as such in a number of appeal decisions that have been dismissed.

Upon vehicular access, LCC now consider that in principle the measures shown on the accompanying drawings are acceptable to meet the residential development of this site.

With regard to the physical development of the site, the land must be regarded as a backland development with no immediate road frontage. Such classification however is no longer presumed totally unacceptable for development purposes especially where assessed as previously developed land and ultimately encouraged by PPG3 Housing. There is no doubt that the land has been previously used as a sand quarry and that mineral extraction falls within the PPG3 definition of previously developed land. There is though no overriding presumption that all such land will be considered acceptable for development. In this case, policy HS6 requires that new development is both compatible with surrounding uses and that it can be accommodated on the site and will not harm the amenities of local residents. As stated, siting is not applied for and there are slab base levels to consider. As such the impact of the new development in juxtaposition to the existing terraced houses cannot be properly assessed at this stage. This is important on this occasion where the site has been of variant levels most of which were at a higher ordnance datum than the adjacent houses. As identified the applicant has undertaken earth works on a portion of the land to readdress levels and in the position on the site where development could logically be undertaken any dwellings the greatest variation

between existing dwellings and any new would be no more than 3 metres on the land behind the terrace of 243 – 267 Preston Road. It would be less adjacent the first portion of the second terrace. Such a discrepancy in levels is not necessarily a fundamental problem provided that development is not too close and that there is no resultant overlooking, while the ground conditions can be made good to stabilise the land and pile it for any foundations. The Chief Building Control Officer has confirmed this situation and that there would be no objection in principle to undertaking building on the land provided these criteria are met.

On balance, it is considered that the any development of the site could be undertaken to meet the required criteria on compatibility and satisfactory accommodation in policy HS6 but this would have to be demonstrated in any subsequent application. Upon the consideration of the other criteria in HS6, the site is on a main bus route corridor to provide access to employment, shops, community facilities, while the local infrastructure would not be harmed by a relatively modest development on this site. Access is dealt with above.

Conclusion

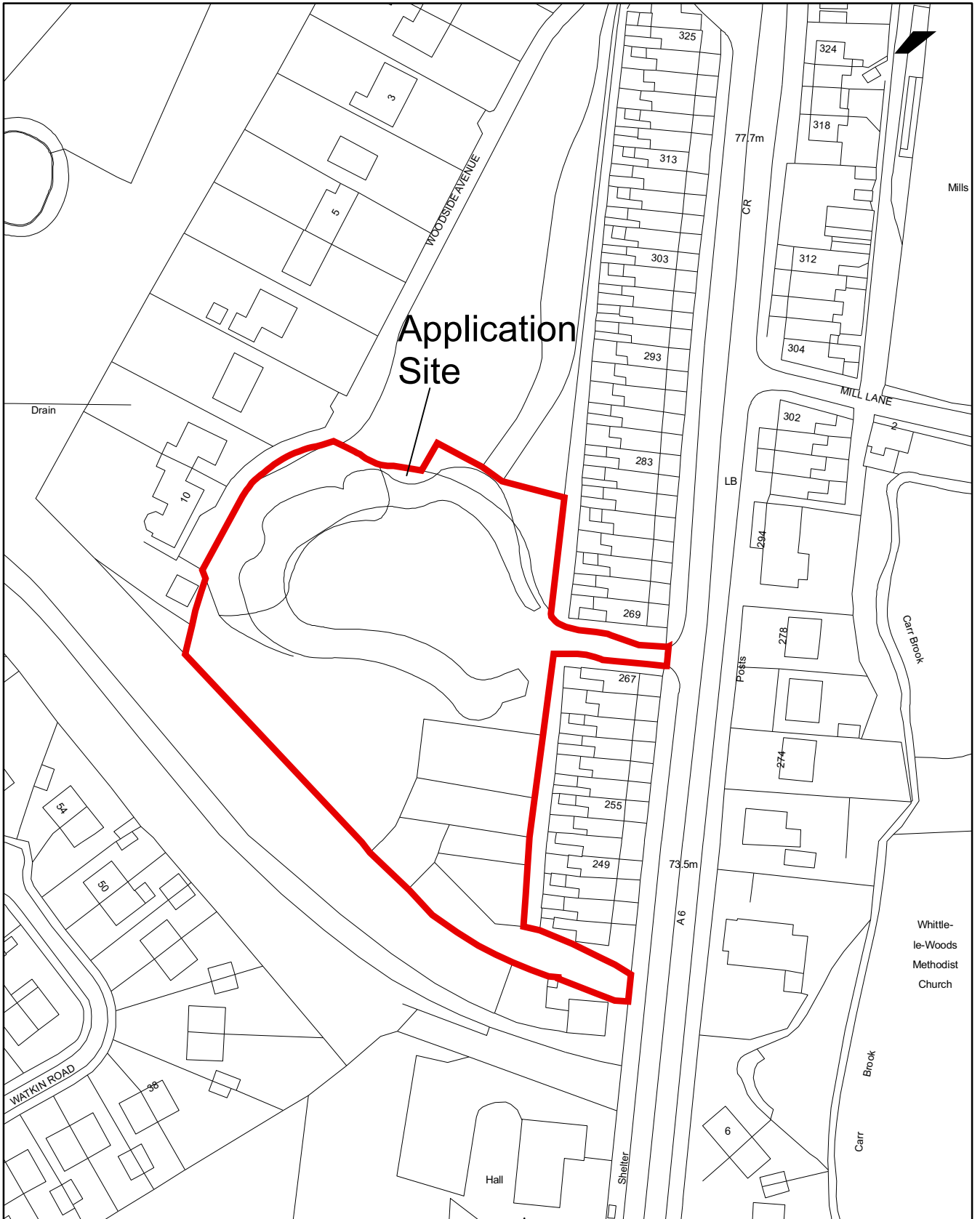
It is considered that the previous issue of the proposed development impacting upon housing oversupply in the Borough has not been overcome and that the proposal is consequently contrary to both policy HS6 of the Borough Plan and Policy 12 of the JLS, as well as the Housing Windfall SPG. The impact of the development upon adjacent properties and how it is physically accommodated on the site, in respect of the detail of siting, remains to be determined at a later date in any reserved matters application (if planning permission was to be approved) or in any subsequent submission. This would also assess any issue of development density. The application is recommended for refusal upon the housing supply ground identified above.

Recommendation: Refusal of Outline Planning Permission**Reasons**

1. The proposed development when considered in the context of latest housing site monitoring information would contribute towards an inappropriate excess in housing supply provision. The proposal would therefore be contrary to :
 - 1) the provisions of Policy HS6 of the Adopted Chorley Borough Local Plan Review;
 - 2) Approved Interim Supplementary Planning Guidance on Windfall Housing Developments, together with
 - 3) the aims and objectives of the emerging Lancashire Structure Plan and the Regional Spatial Strategy for the North West.

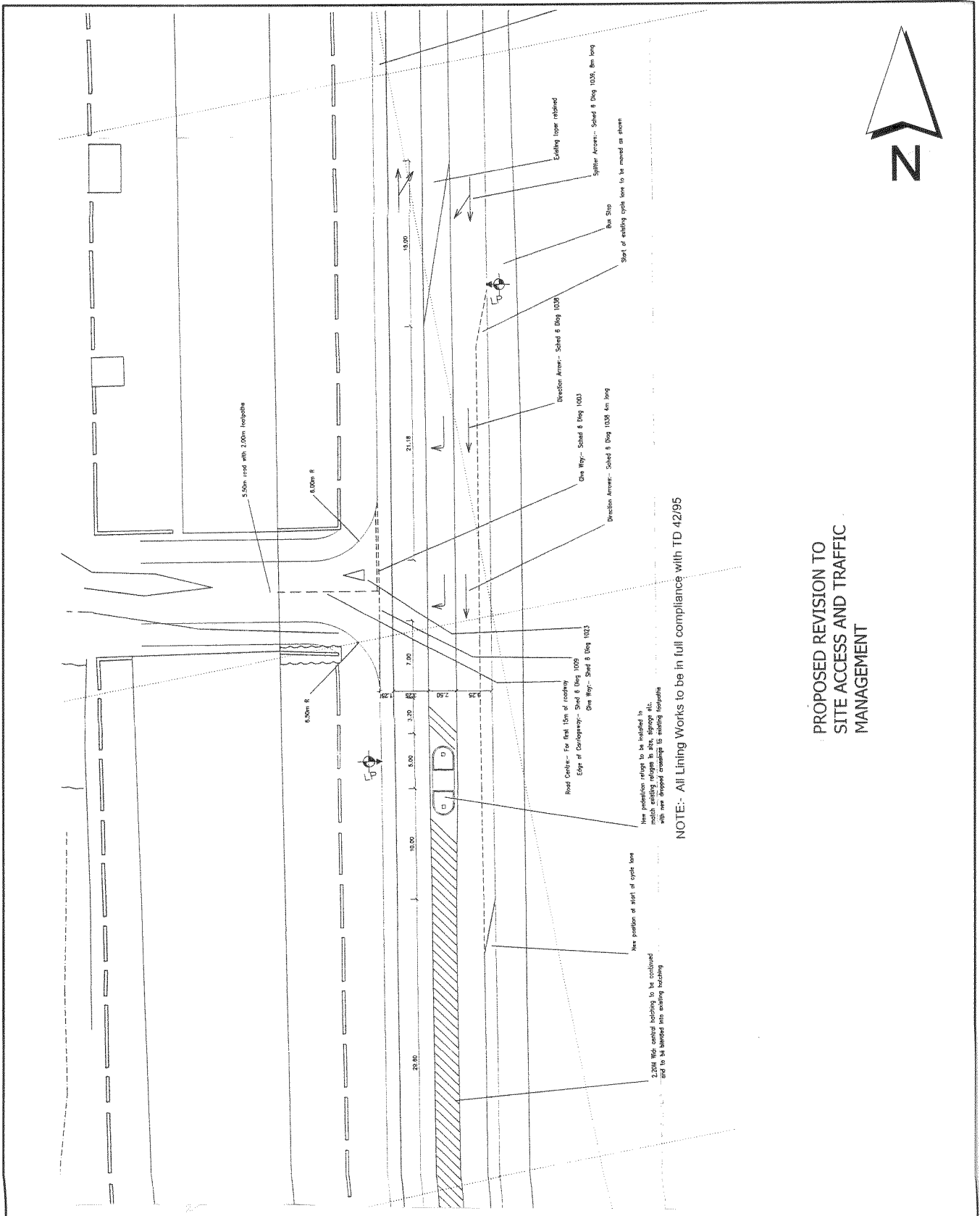
Insufficient justification has been made within the application submissions to warrant the release of the site for development even within the boundary of the settlement.

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<p>Application Number: 05/00888/OUTMAJ</p>	<p>Grid Ref: E: 357864 N: 422057</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. A. 2</p>

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**PROPOSED REVISION TO
SITE ACCESS AND TRAFFIC
MANAGEMENT**

NOTE: All Lining Works to be in full compliance with TD 42/95

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<p>Application Number: 05/00888/OUTMAJ</p>	<p>Grid Ref: E: 357864 N: 422057</p>	<p>Scale:</p>	<p>Agenda Item No. A. 2</p>

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Item B. 1	05/00527/FUL	Refuse Full Planning Permission
Case Officer	Mrs Helen Lowe	
Ward	Lostock	
Proposal	Retrospective application for a temporary agricultural workers caravan to be sited for a period of two years	
Location	Lostock Bridge Farm Ulnes Walton Lane Ulnes Walton LancashirePR26 8LT	
Applicant	Mr Gill	
Background	<p>An outline application for an agricultural workers dwelling and a retrospective application for a temporary agricultural workers caravan, to be sited for a period of two years, have been received for Lostock Bridge Farm, Ulnes Walton. The caravan is at present sited in a field, to the south of an access track leading to Great Nelsons Farm, away from the existing farm complex. It is proposed to site the permanent dwelling to the north of the access track, to the west of the existing farm complex.</p>	
Planning Policy	<p>The application property and surrounding land is located within the Green Belt, as defined in the Adopted Chorley Borough Local Plan Review. The following policies are relevant:</p> <p>DC1 - Development in the Green Belt HS14 - Agricultural Workers Building HS15 - Agricultural Occupancy PPG2 – Green Belts PPS7 – Sustainable Development in Rural Areas SPG - Windfall Housing</p>	
Planning History	<p>Since 2000 a number of applications for agricultural buildings have been approved at the farm. These include:</p> <ul style="list-style-type: none"> • 00/00692/FUL Erection of livestock and storage buildings and manure store • 01/00049/AGR Application for agricultural determination in respect of erection of a general storage building • 03/00055/FUL Erection of straw/hay barn • 03/00056/FUL Erection of cattle building • 04/00059/FUL Erection of new beef cattle building • 04/00450/FUL Erection of agricultural building <p>In 2002 permission was granted for the conversion of two barns into one dwelling and one live work unit (ref. 01/00944/FUL). The conversion works have been undertaken.</p>	
Consultees Responses	<p>Lancashire County Council Traffic and Development have expressed no objections to the proposals.</p> <p>Ulnes Walton Parish Council makes the following comments on the application:</p>	

- The Parish Council oppose the siting of a caravan as it is not in keeping with the rural environment and will set a precedent if allowed to remain;
- Should approval for the dwelling be given for the construction of a bungalow however, there would be no objection to the caravan remaining on a temporary basis for the two year period, but retrospective from the date the caravan was put on site which is believed to be September 2004, or until such a time as the bungalow is habitable, provided it is within the two year time scale;
- Should approval not be given for the bungalow, notice should be given that the caravan be removed;
- The Parish Council is willing to accept the recommendations of the Land Agent, provided that they are in accord with previous decisions made on applications for this type of dwelling within the parish and the wider Borough.

The Environment Agency have recommended that should permission for the dwelling be granted a condition requiring details of surface water drainage to be submitted and approved is attached. The caravan is currently just sited in an area that is at low to medium risk from flooding. Standing Advice from the Environment Agency requires that a flood risk assessment for camping and caravan sites in such areas should be carried out.

Third Party Representations

One letter expressing no objection to the outline application for the agricultural workers dwelling and the retention of the caravan has been received.

Two letters of objection to the outline application for the agricultural workers dwelling have been received, making the following comments:

- The application is unnecessary, the existing house is large enough to provide accommodation;
- The bungalow would be out of character with the area;
- The increased use of the track would add to the traffic hazard on a dangerous corner of Ulmes Walton Lane;
- The application seems to be a manipulation of the system, the applicant claimed agricultural redundancy of some buildings and got planning permission to convert the old barns to dwellings and build some very large new ones. He should have made provision at that time within the buildings that he had.

A further letter was received, expressing some general concerns about the proposals, particularly that the bungalow should not be located in an agricultural field and that the design should be in keeping with the area, but raising no specific objections to the current proposals.

(Two of these letters were also forwarded in response to the application for the retention of the caravan, but make no specific reference to the caravan itself).

A further letter (from one of the same objectors) has also been received raising the following objections to the application for the retention of the caravan:

- It is inappropriate to site a residential caravan on an agricultural field and establish a hardstanding;

- The caravan appears out of place;
- A condition of their application for a conversion of a barn was conditional upon them resurfacing of the lower part of the lane. An even handed policy should be applied.

A letter of support has been received from a local veterinary practice. It states: a herd of this size generates a number of bovine emergencies throughout the year. From the point of view of animal welfare, as well as good farming practice, it is essential that the animals be under adequate surveillance at all time and that when the need arises suitable staff are available with minimum loss of time.

Applicant's Case Consultations

The applicant has put forward the following in support of their applications:

- The need for additional accommodation has arisen at the site due to increased farming activity at the unit requiring two full time stockmen at all times to cover night time, weekends and holidays;
- The applicant and his son fulfil the work requirement, but his son has recently moved to the caravan as the family could not be accommodated in the three bedroom property on site. The applicant has two other children, daughters aged 21 and 5, who cannot share a bedroom due to their ages;
- The applicant suffers from diabetes and high blood pressure and can no longer undertake night time calvings or do heavy physical work for medical reasons. His son is therefore needed on site 24 hours a day to cover;
- The siting of the caravan is negotiable and has been sited in its current position for convenience (to services such as water electricity and sewage). The applicants acknowledge that it could be located in a more discrete area of the farm;
- The applicant currently operates a beef breeding and rearing enterprise consisting currently of a suckler herd of 90 mixed continental and British beef breed. There are a further 28 in calf heifers which will join the main herd when calved;
- At present there are a maximum of 320 head of cattle on the unit at peak times which requires three full time staff. Calving is currently all year round, which means that 2-3 cows are calving every week at any time of the night or day.
- The applicant farms 330 acres which is all down to grass providing conservation crops for the herd. It is all harvested and stored on the farm;
- The unit has been established for more than three years and has been profitable for that time;
- Emergencies arise during calvings, which if not dealt with could result in mortalities of both calf and mother resulting in financial loss;
- The siting of the proposed dwelling is close to the built environment of the farm and with potential for good landscaping in order to minimise visual impact. The location is negotiable. The dwelling would be designed to be in keeping with existing buildings in the vicinity.

With regard to the requirements set out in policy HS14 of the Local Plan and Annex A of PPS7, Lancashire County Council Property

Group has undertaken an agricultural assessment on the Council's behalf. This can be summarised as follows:

- The applicant is currently farming in the region of 135 hectares (335 acres) of land which owns 5.5 hectares (14 acres). There are a range of agricultural buildings on the unit which have mostly been erected since 2000/01;
- The applicant operates a beef cattle breeding and finishing operation which he has operated on the unit since 1988, although at a much smaller scale than that which exists at present;
- There are three full time employees in the business comprising the applicant, his son and a paid employee who works five days/week. In addition to the agricultural enterprise the applicant and his son also work together as agricultural contractors;
- There is one dwelling which is sited at the farmstead and this is occupied by the applicant and two of their three children (his son is currently living in the caravan). There are no other dwellings associated with this unit;
- Guidance in PPS7 states that a temporary dwelling should relate to a 'new farming activity, whether on a newly erected agricultural unit or an established one'. As far as the applicant's enterprise is concerned, it is felt that this is an established farming activity (although it has expanded significantly over the last 3-4 years). Whilst the applicant intends to expand further, this would not be a reason to treat the enterprise as a new farming activity. The appropriate basis of the application should be for the erection of a permanent dwelling;
- There will be situations, such as during calving, when two people may be required. However, at present the scale of the enterprise does not provide a functional need for two workers to be readily available at most times. The fact that the applicant does agricultural contracting work, which requires two people, leaving one at the farm, supports this;
- The applicant's enterprise relies upon the ability to rent land and the majority of land is held on short-term consents. The guidance makes the point that the farm enterprises should be 'capable of being sustained for a reasonable period of time'. The lack of security of the land is relevant to this requirement;
- At the present scale of enterprise it is not demonstrated that two full time workers are required, nor that the scale is sufficient to meet the financial test (although in the future the enterprise ought to provide work for two full time employees and will satisfy the financial test);
- The availability of alternative accommodation is particularly relevant to this application in view of the availability of an agriculturally tied property. The Homestead on Holker Lane, Ulnes Walton is within a mile of the farm. The location of the property is reasonably close and the modest size should make its value affordable;
- The fact that two properties have been sold by Mr Gill is also relevant for consideration, but the timing of this was just prior to the time when Mr Gill invested in the provision of new buildings in order to expand his farm operations.

Assessment*Agricultural need*

It is considered that there is no reason to doubt the County Land Agents assessment that a functional need for an additional dwelling has not been demonstrated at the enterprise, nor that financial tests have not been met. Guidance in PPS7 is clear that whether a new dwelling is essential depends on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved. The living arrangements of the applicant and his family and the applicant's health constitute personal circumstances, and whilst it may be more convenient to provide his son with additional accommodation this is not reason to grant permission for a new dwelling in the Green Belt. Although the enterprise may, in time, become of such a scale that a functional need arises for more than one worker to be readily available at most times and that the financial tests are met, it is not appropriate for applications to be granted speculatively, before it is proven that these requirements can be satisfied. It is also agreed that the enterprise cannot be considered to be undertaking a new farming enterprise, therefore an application for a temporary dwelling is not appropriate either.

As mentioned above, if functional and financial tests are to be met, it must also be shown that the functional need cannot be fulfilled by other existing accommodation in the area which is suitable and available for the occupation by the workers concerned.

With regard to two buildings that have been recently converted to residential use, the applicant was also asked to explain why consideration was not given to using one of these buildings to provide accommodation for his son. The applicant responded that at that time his son was still at school and did not know if he wanted to work with his father. The barns were sold to enable the applicant to pay off debts and expand the farm. At the time the barns were passed, the applicant could not foresee the need to expand at such a scale to enable the farm to become profitable.

Guidance in PPS7 is clear that it is appropriate for the Local Planning Authority to investigate the history of a holding in order to establish if any buildings suitable for conversion to dwellings have recently been sold separately from the farmland concerned. Given that some expansion of the farming enterprise had commenced by the time permission was granted for the conversion of the barns (applications 00/00692/FUL and 01/00049 had already been granted when permission for the barn conversions was granted in March 2002) and that buildings to provide for subsequent expansion were granted consent in early 2003 (03/00055 and 03/00056), it is the officers view that some weight must be attached to these facts. Whilst this in itself may not be a reason to refuse the proposal, it is considered to add to the weight of evidence that there is no agricultural need for the proposed new dwelling.

After the application was initially submitted the applicant purchased a further 113 acres of land and 65 more suckler cows. The County Land Agent was reconsulted in light of this additional information. It is advised that the expansion of the suckler herd will have a bearing upon the functional need, but that it would be inappropriate to provide a view whether this then justified a functional need without assessing whether the scale of the

enterprise is sustainable as well as how the enterprise will operate. However, even there is if a functional need for two workers to be readily available the availability of the Homestead needs to be taken into consideration. It is therefore not considered that this additional information should override the County Land Agent's previous recommendations. The proposal does not comply with the criteria contained in PPG7 and would be contrary to Policies DC1, HS14, HS15 and PPG2 Green Belts

Landscape impact

The dwelling would be sited adjacent to an area that appears to be used for the storage of various farming equipment and vehicles. To the east of this area are the recently approved farm buildings. By siting the building close to the existing access track this would avoid the need for large areas of new hardstanding and driveways. It is considered that, subject to appropriate design and landscaping, that the location of the proposed dwelling would be acceptable in terms of landscape impact.

The caravan, however is sited away from the main farm complex and in what was an open field. It is considered that the siting of the caravan intrudes unnecessarily in to the open and rural character of the area and is inappropriate.

Other issues

It is considered that the proposed dwelling would be sufficiently far from other neighbouring residential properties so as to cause no undue harm to the amenities of those residents. No objections on highway safety grounds have been received from Lancashire County Council.

Conclusion

It is considered that the functional and financial requirements have not been met and in any case alternative accommodation is potentially available nearby. The proposals also therefore do not meet any of the exceptions to the current controls on windfall housing. Both proposals are accordingly recommended for refusal. A separate enforcement report is attached requiring the removal of the caravan. The proposed development does not therefore comply with local and national policy.

Recommendation: Refuse Full Planning Permission

Reasons

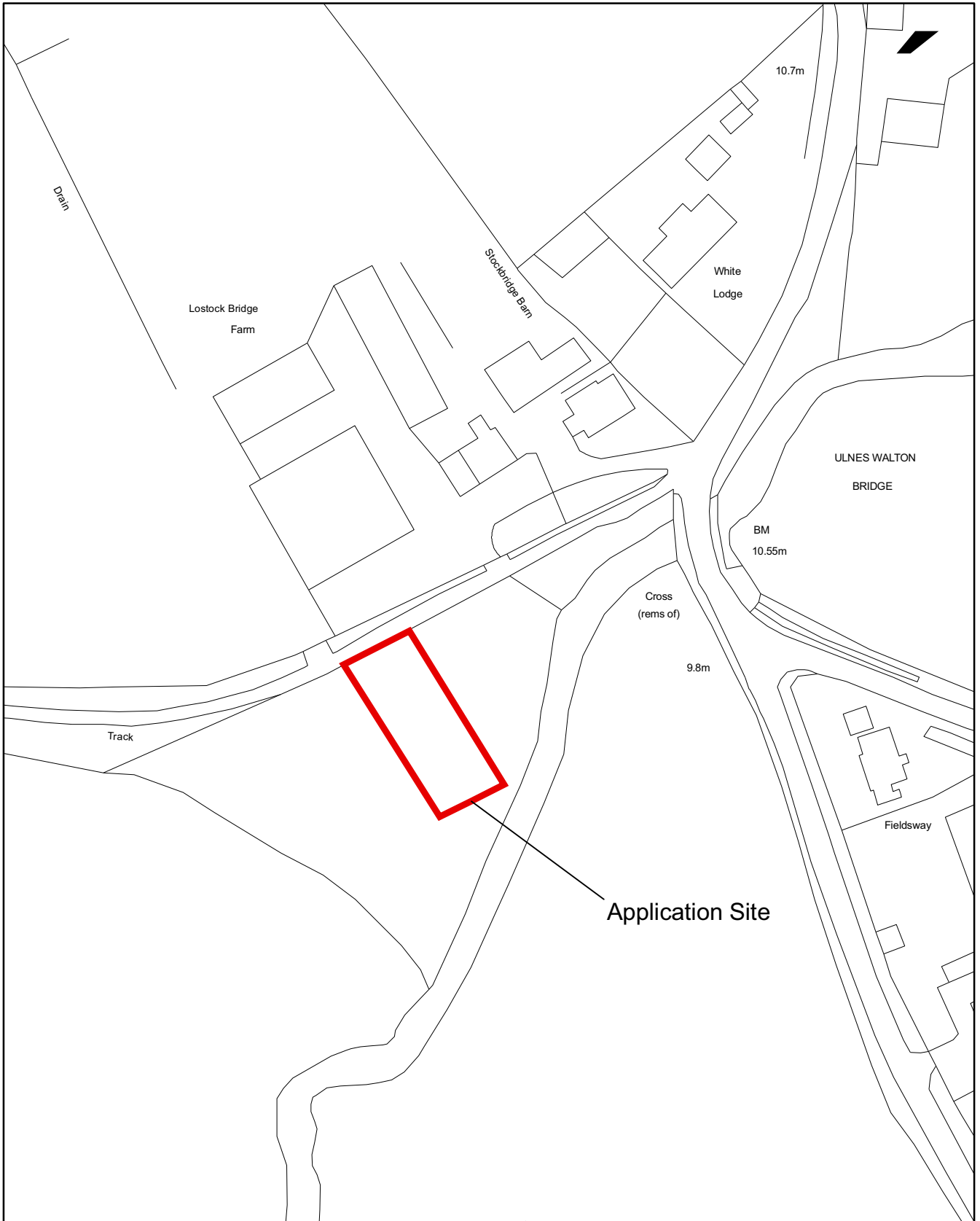
1. The proposed development would be located within the Green Belt as defined by the approved Lancashire Structure Plan and the Adopted Chorley Borough Local Plan Review where planning permission for new dwellings will not be granted unless required for agriculture or there are very special circumstances. There are not considered to be sufficient agricultural or other special circumstances in this instance to justify the retention of the caravan. The farming enterprise in question is not newly established, therefore a temporary dwelling is inappropriate. The proposal does not accord with the guidance set out in Annex A of PPS 7 or policy HS14 of the Adopted Chorley Borough Local Plan review. The proposal is therefore also contrary to policy DC1 of the Adopted Chorley Borough Local Plan Review, Policy 4 of the Structure Plan and PPG 2.

2. The siting of the caravan is such that it would adversely impact upon the essentially open and rural character of the area and the Council is not satisfied that the siting minimises this impact, contrary to the provisions of PPG2 , PPS7 and policies DC1 and HS15 of the Adopted Chorley Borough Local Plan Review.

3. The proposed development when considered in the context of latest housing site monitoring information would contribute towards an inappropriate excess in housing supply provision. In the absence of a satisfactory agricultural justification the proposal is contrary to :

- 1) Approved Interim Supplementary Planning Guidance on Windfall Housing Developments, together with
 - 2) the aims and objectives of the Policy 12 of the Joint Lancashire Structure Plan and Regional Planning guidance for the North West.
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<p>Application Number: 05/00527/FUL</p>	<p>Grid Ref: E: 350788 N: 419788</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. B. 1</p>

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Item B. 2	05/00558/OUT	Refusal of Outline Planning Permisison
Case Officer	Mrs Helen Lowe	
Ward	Lostock	
Proposal	Outline application for a detached dormer bungalow (agricultural workers dwelling),	
Location	Lostock Bridge Farm Ulnes Walton Lane Ulnes Walton LancashirePR26 8LT	
Applicant	Mr Gill	

See report for 05/00527/FUL elsewhere on this agenda

Recommendation: Refusal of Outline Planning Permisison

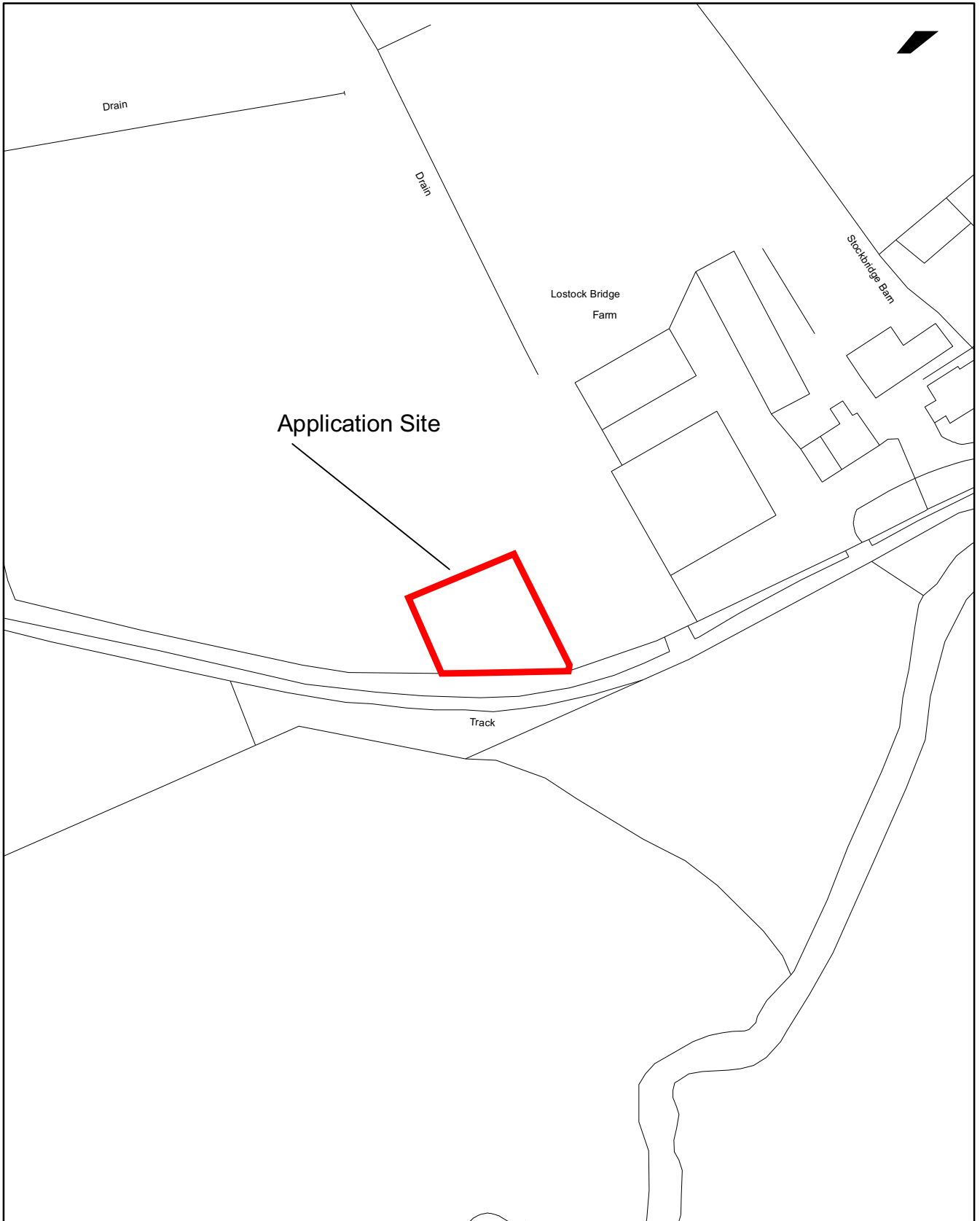
Reasons

1. The proposed development would be located within the Green Belt as defined by the approved Lancashire Structure Plan and the Adopted Chorley Borough Local Plan Review where planning permission for new dwellings will not be granted unless required for agriculture or there are very special circumstances. There are not considered to be sufficient agricultural or other special circumstances in this instance to justify the erection of a dwelling. The proposal does not accord with the guidance set out in Annex A of PPS 7 or policy HS14 of the Adopted Chorley Borough Local Plan review. The proposal is therefore also contrary to policy DC1 of the Adopted Chorley Borough Local Plan Review, Policy 4 of the Structure Plan and PPG 2.

2. The proposed development, when considered in the context of latest housing site monitoring information, would contribute towards an inappropriate excess in housing supply provision. In the absence of a satisfactory agricultural justification the proposal is contrary to :

- 1) Approved Interim Supplementary Planning Guidance on Windfall Housing Developments, together with
 - 2) Policy 12 of the Joint Lancashire Structure Plan and Regional Planning Guidance for the North West.
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<p>Application Number: 05/00558/OUT</p>	<p>Grid Ref: E: 350788 N: 419788</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. B. 2</p>

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Item B. 3	05/00976/COU	Refuse Full Planning Permission
Case Officer	Mrs Helen Lowe	
Ward	Astley And Buckshaw	
Proposal	Change of Use from residential to a mixed use of residential and childminding business,	
Location	19 Edgefield Astley Village Lancashire PR7 1XH	
Applicant	Mrs Miller	
Background	<p>This application proposes the change of use of a residential property in Astley Village to a mixed use of residential and a childminding business. It is often the case that individuals can work as a child minder from home without needing to apply for planning consent. In this case however, the proposal involves an additional adult coming to work at the premises and both together caring for a total of 6 children. Due to scale and intensity of the use proposed it is considered that a material change in the use and character of the dwelling would occur and therefore an application for planning permission is necessary.</p>	
Planning Policy	<p>The following policy is relevant:</p> <ul style="list-style-type: none"> • PS4 Pre School Groups and Day Nurseries <p>Planning Policy Guidance Note 4 'Industrial Development and Small Firms' provides some advice on whether working from home requires a planning application.</p>	
Planning History	There is no relevant planning history.	
Consultees Responses	<p>No objections have been received from the Head of Public Space Service (Transport and Engineering).</p> <p>No objections from the Head of Environmental Services. The room to be used for childminding does not share a wall with the adjoining property (No. 21) and is therefore unlikely to cause a nuisance to the occupiers of this property.</p>	
Third Party Representations	One letter of objection has been received from the occupants of a neighbouring property. They object on the grounds that the dropping off and picking up of children and children playing outside would cause noise and disturb their sleep as they work shifts. They also express concerns about where cars will park.	
Applicant's Case	The applicant has stated verbally that it is likely that picking up and dropping off times are likely to be staggered and that her colleague would not be driving to work.	
Assessment	The main issue to consider in determining this application is impact on neighbour amenity.	

Whilst the comments of the neighbouring resident are noted, the fact that the proposal may disturb their sleep as they work nights, relates to their personal circumstances as such and is therefore an issue which may be subject to change in the future. Therefore, little weight can be attached to this consideration specifically. However, the overall impact of the proposals on the amenity of neighbouring residents in a wider and more general sense is a material consideration.

The property is located within a residential area, with no other commercial uses nearby. The intensity of use proposed is considered to be inappropriate in a residential area and the noise and disturbance arising from the proposed number of people dropping off and picking up children and the general noise and disturbance that would arise during the day would be unacceptable. It is therefore considered that the proposals would cause an unacceptable loss of amenity for neighbouring residents.

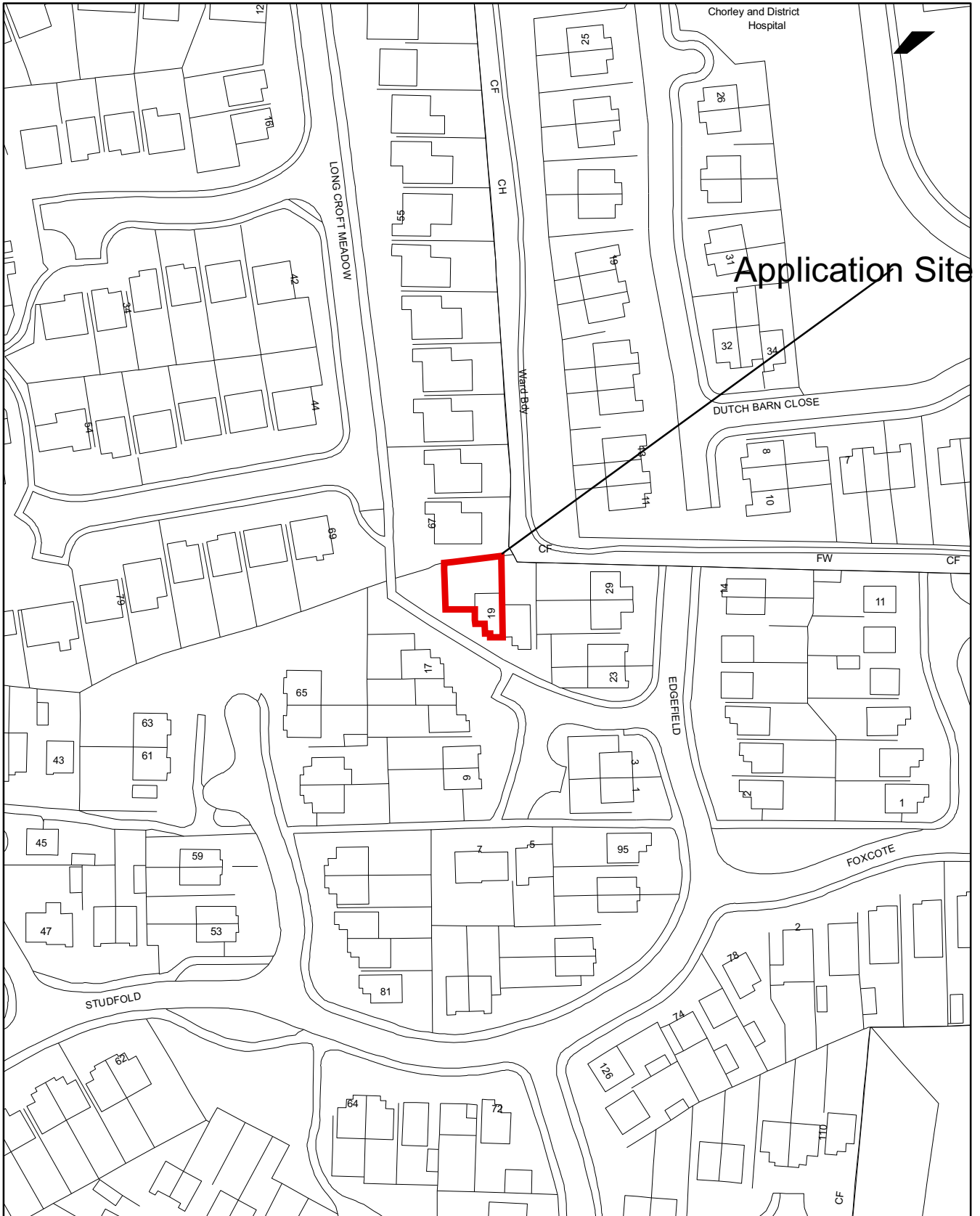
It is stated on the application form that there is room for three cars to be parked at the property. Having viewed the site, there would not appear to be sufficient space for three cars to be parked clear of the highway (which includes the footpath) by utilising the existing driveway and garage. The access to the property is somewhat unusual in that to gain access to the drive, you must cross the pavement of the cul de sac and a footpath that links this cul de sac to Long Croft Meadow. The driveway is only long enough to accommodate one small car before any vehicles would overhang the footway). As the property is located at the end of the cul de sac, additional on road parking could cause a nuisance to neighbouring residents.

Conclusion The proposal does not accord with policy PS4 of the Local Plan and is accordingly recommended for refusal.

Recommendation: Refuse Full Planning Permission

Reasons

1. The proposed change of use would result in increased levels of noise, disturbance and traffic within a residential area that would be harmful to the amenities which occupiers of nearby residential property can reasonably expect to enjoy. The proposal is therefore contrary to policy PS4 of the Adopted Chorley Borough Local Plan Review.



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Application Number:
05/00976/COU

Grid Ref:
E: 357874
N: 418844

Scale:
1:1,250

Agenda Item No.
B. 3

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Item B. 4 05/01042/FUL Permit Full Planning Permission

Case Officer Miss Nicola Bisset

Ward Coppull

Proposal Extension of existing 15m AGL Vodafone Ltd mobile phone mast to 18m to accomodate 6no antennas for use by O2 Ltd and the relocation of 6no antennas for use by Vodafone Ltd as well as 4no additional equipment cabinets for use by O2 Ltd and associated ancillary development within the existing compound

Location DP Cold Planing Chapel Lane Coppull LancashirePR7 4NB

Applicant Vodafone Ltd,

Proposal The application is for the extension of the existing 15m Vodafone Mobile phone mast to 18m to accommodate 6 antennas for the use of O2 and the relocation of 6 antennas for use by Vodafone as well as 4 additional equipment cabinets for use by O2 and associated ancillary development within the existing compound.

The application site is located within the boundary of DP Cold Planning Ltd. The site is primarily an industrial site with a large two storey industrial building to the west of the application site. To the immediate east of the application site are a group of trees covered by Tree Preservation Order 9 (Coppull) 1996. These trees act as a partial screen to the site. Also to the east of the site are the semi-detached residential properties located on Chapel Lane. These properties are located approximately 22 metres away from the application site.

The proposal includes the extension of the existing mast from 15 metres to 18 metres. The height of the existing mast including antenna is 16.5 metres. The height to the top of the relocated Vodafone antennas creates a mast which is 19.5 metres high. The proposed associated equipment includes three O2 equipment cabinets, measuring 0.77 metres by 0.75 metres by 1.94 metres, an electrical meter cabinet, measuring 1 metre by 0.45 metres by 1 metre, and an equipment cabinet, measuring 1.35 metres by 0.7 metres by 1.5 metres.

Planning Policy The site lies within the urban area of Coppull Village which is identified in policy GN1 of the Adopted Chorley Local Plan Review 2003.

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:

- (a) The development is part of a planned extension
- (b) No operationally suitable alternative sites with less environmental impact are available;
- (c) There is no reasonable possibility of sharing existing

facilities

- (d) There is no reasonable possibility of erecting antennae on an existing building or other structure
- (e) The visual impact of the development on the townscape or landscape, including road access works, has been minimised subject to technical limitations.

Planning History

9/95/00245/FUL- Erection of a freestanding 15 metre high telecom mast with 2 omni-directional antennae and 1 dish antenna and the siting of equipment cabinet. Determined that prior approval was not required. This mast was located to the north of the site at the Caravan sales site

9/00/00772/MAS- Siting of telecommunications equipment consisting of 15m tower with panel antennas and 1 equipment cabinet in a fenced compound. Refused for the following reasons:

1. The development is contrary to Policy P14 of the adopted Chorley Borough Local Plan and Policy PS12 of the Chorley Borough Local Plan Review. In particular, the visual impact of the development has not been minimised in terms of siting and design. The development would have an unacceptable adverse impact on the street scene and the amenity of local residents.

2. The development would result in the removal of branches of trees which are protected by a Tree Preservation Order and which make a valuable contribution to the visual amenities of the area. The loss of branches would detract from the visual amenities of the trees and reduce the effectiveness of the trees as a visual screen from nearby housing to the existing industrial site and to the proposed development.

The applicant appealed this decision and the appeal was allowed. The mast has been erected and is the subject of this application.

9/05/00498/TEL- Erection of a 15m slimline monopole tower with two 2G and 3G equipment cabinets. Refused under delegated powers for the following reason:

‘The proposed development is contrary to Policy PS12 of the Adopted Chorley Local Plan Review 2003 which seeks to allow such development only where there are no overriding environmental objections. In particular the proposal fails to meet criteria (c) and (e) of Policy PS12 in that mast sharing has not been fully considered and the visual impact of the development has not been minimised’.

The applicants appealed the decision to refuse this application however the appeal has now been withdrawn.

Applicant's Case

The applicant makes the following points:

- The site is part of the strategically planned roll-out of the 02 network in this area and forms part of their public service mobile telecommunications network in the wider area
- No other operationally suitable sites are available which would represent a lower environmental impact than that of the proposed site.
- The proposal does in fact involve a site-share between Vodafone and 02 so is considered the most preferred option in view of national and local planning policy

- A number of existing structures including buildings were investigated on which to locate O2's equipment but these were viewed as being more obtrusive and less likely to gain planning permission than the site-share proposal which is subject of this application.
- The visual impact of the proposal has been minimised by ensuring that the extension of the existing mast is kept to the minimum level while ensuring that the technical requirements to address the deficit in O2 coverage are achieved.

Representations

2 letters of objection have been received from neighbouring residents raising the following concerns:

- Health implications
- The mast would be clearly visible from the properties on Chapel Lane particularly when there is no leaf cover and would dominate the front view.

A petition has also been received from neighbours objecting to the proposal. The petition contains 102 signatures.

Consultations

None received

Assessment

In May 2005 an application was submitted (9/05/00498/TEL) to determine whether prior approval was required for the erection of a 15m slimline monopole tower with two 2G and 3G equipment cabinets. The site of this proposal was located within the boundary of DP Cold Planning Ltd to the north of the existing Vodafone mast. This application was refused as it was considered that the applicant had not fully considered mast sharing or the design of the proposal and therefore the proposal was contrary to Policy PS12 of the Adopted Chorley Local Plan Review.

The applicants subsequently appealed this decision. The agents, LCC UK, working on behalf of O2 Ltd sent various correspondence to the Council in respect of mast sharing at the site. In August 2005 LCC UK wrote to the Council stating that O2 could accommodate their equipment on the existing Vodafone mast without the need of an extension to the mast. However in September 2005 LCC UK wrote to the Council again to confirm that in order for O2 to meet their required coverage an extension of the existing mast was required. A letter from the Council dated 16th September 2005 confirmed that mast sharing is the preferred option rather than the erection of a new mast. The appeal was subsequently withdrawn and this application submitted.

The main issues to consider are the impact of the proposal on the visual amenities of the area. There are existing trees located to the immediate east of the site. These trees range in height between 12- 14 metres and act as a screen to the existing mast. This screening is obviously reduced in the winter months as the trees are deciduous. The increase in height will result in a mast which is more visible within the area. However the mast is partially screened and the increase in the height of this mast is preferred to the erection of a new mast in the vicinity. The erection of a new mast in the area would clearly have a greater detrimental impact on the visual amenities of the area than the extension of the existing mast. However this needs to be weighed against the additional impact that a further mast would have on visual amenity.

The design of the mast is a lattice tower design which allows views

through the mast. This design minimises the impact of the mast on the visual amenities of the area as it is considered to be less visually intrusive than a solid mast.

In terms of the concerns of the neighbouring residents, the proposal meets the 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.

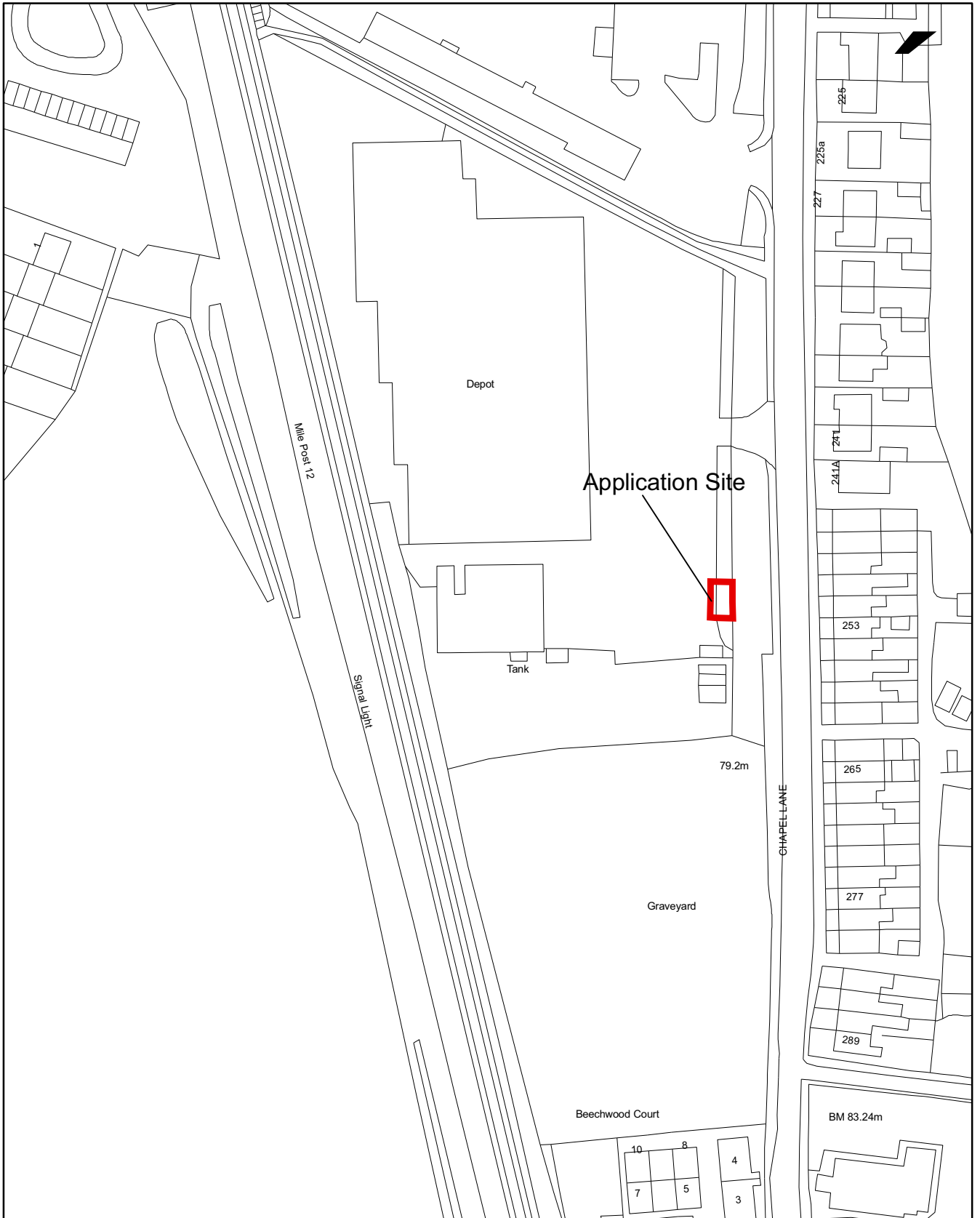
The mast has been designed to minimise the impact on the visual amenities of the area. The mast will also be partly screened by the existing trees along the edge of the site. It is considered that the impact of the extended mast will be minimal and is more preferable than the erection of a new mast. The proposal is therefore considered to be acceptable and in accordance with Policy PS12 and PPG8.

Recommendation: Permit Full Planning Permission

Conditions

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

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



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Application Number:
05/01042/FUL

Grid Ref:
E: 356676
N: 413688

Scale:
1:1,250

Agenda Item No.
B. 4

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Report

Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	29.11.2005

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Item	Application	Recommendation	Location
D. 1	05/00606/FUL	Permit Full Planning Permission	School Field Coppice Lane Heapey Lancashire
D. 2	05/00784/FUL	Refuse Full Planning Permission	Brown Hill Farm Copthurst Lane Whittle-Le-Woods Lancashire PR6 8LR
D. 3	05/00945/TPO	Part Consent for Tree Works/ Part Refusal of Tree Works	18A Chaucer Close Eccleston Chorley Lancashire PR7 5UJ
D. 4	05/01015/TPO	Consent for Tree Works	Tru Metals Foundry Ltd Low Mill Town Lane Whittle-Le-Woods Lancashire
D. 5	05/01030/ADV	Advertising Consent	Granada Travelodge Preston Road Clayton-Le-Woods Lancashire PR6 7JB

Continued....

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Item D. 1 05/00606/FUL Permit Full Planning Permission

Case Officer Mr David Stirzaker

Ward Pennine

Proposal Erection of stable block (three loose boxes),

Location School Field Coppice Lane Heapey Lancashire

Applicant S Sharples & M Walker

Proposal This application proposes the erection of a block of three stables. The stables are to be sited in the southeastern corner of a field, which is accessed from Hollin Lane, White Coppice.

An existing access in the northeastern corner serves the field. The stables comprise of an L-shape design with the roof acting as a canopy in front of the two smaller loose boxes. The stables are to be constructed from a timber frame with shiplap tanalised timber cladding to the elevations and black Onduline sheeting to the roof.

The application originally proposed an additional access in the southeastern corner of the field and a new car parking area along with a menage. The access, car parking area and menage have now been omitted from the plans. The point at which the access was proposed is now to be landscaped to help screen the stables from Hollin Lane. A midden is proposed behind the hedge running along Hollin Lane. The midden is to be emptied by tractor and trailer as and when required thus negating the need for an additional access track across the field.

Planning Policy GN5 - Building Design
 DC2 - Development in Area of Other Open Countryside
 EP8 - Development Involving Horses
 TR4 - Highway Development Control Criteria
 SPG - Development Involving Horses

Planning History There is no relevant planning history relating to this site.

Representations Two letters of objection from single households and a letter signed by 14 local residents have been received. No further comments have been received in relation to the amended plans. The contents of these objections can be summarised as follows:

- Hollin Lane is one of the most dangerous and tortuous roads in rural Chorley and it is impossible for more than one vehicle to pass for over 50% of its route and during the last 2 years there have been numerous accidents
- The development poses a threat of water pollution
- Two clear moor land streams flow either side of the field and there is no way seepage and dirt from middens, paddock and vehicle parking can avoid going into the water
- This area is one of the most picturesque beauty spots in Lancashire attracting thousands of visitors from all over the country and tourists from Japan photographed the village in

May of this year

- The granting of planning permission for so many stables and auxiliary facilities on open untouched land is gradually disfiguring the district

Consultations

The Environment Agency advised that the original position of the midden next to the watercourse was unacceptable and recommended that it should be moved 10m from the watercourse. An informative is also recommended making the applicant aware that works to the watercourse would require the prior consent of the Environment Agency.

Heapey Parish Council have now withdrawn their original objection to the application on the basis of the amended plans. They have however expressed concerns that permission for the development originally applied for may be sought at a later date.

LCC (Highways), in relation to the originally submitted plans, requested that the hedge to the east of the access should be maintained at a height of 1m to allow for adequate visibility. No objections are raised in relation to the amended plans and the use of the existing access to the field.

The Ramblers Association requested a plan showing the position of the footpath in relation to the stables. Accordingly, comments received as a result of this will be reported in the addendum.

Assessment

The level of the field to the north east of the stables increases and the field boundary to the east comprises of a well-established hedge with several mature trees, which sits above the level of the road. Additional planting is being proposed on either side of the stables as well as in the southeastern corner of the field and the rear of the stables (south west facing elevation) abuts a sporadic line of fairly mature trees. In terms of the views of the stables from the public footpath to the north, the intervening land is for the most part above the level of the stables hence views of the development will be limited and the additional planting detailed will, once established serve to adequately screen the stables. Accordingly, it is considered that the stables will not be harmful to the openness of the rural locality thus according with the provisions of Policy DC2 and EP8 as well as the SPG.

In terms of residential amenity, the stables will be sited more than 30m away from the nearest residential property thus according with the SPG 'Development Involving Horses'. It is not therefore considered that the stables will unduly impact on the residential amenities of the occupiers of the nearest adjacent properties.

In terms of highway safety, as detailed the applicant has withdrawn the proposed access and is now to landscape this area. Access to the field will now be from the existing access, which behind the gate has space for a vehicle to turn and leave the site in a forward gear. It is therefore considered that the development accords with Policy TR4.

In terms of the objections raised, the Environment Agency was consulted on the application. They sought the relocation of the midden to a point of 10m away from the watercourse but did not object to the provision of the stables in the position proposed. Notwithstanding this, any pollution of the watercourse would be a

matter for the Environment Agency and it should be borne in mind that the applicant could utilise the field for agricultural purposes without the need for planning permission. In terms of the objections to highway safety, the proposed access has now been deleted and the applicant is to utilise the existing access. No objections to the use of the existing access have been raised by LCC (Highways) hence it is considered that the development accords with Policy TR4.

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

Recommendation: Permit Full Planning Permission

Conditions

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

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

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

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

3. The stables hereby permitted shall be constructed utilising a timber frame in accordance with the approved plans and shall only be used for the stabling of horses and the storage of associated equipment and feed only and, in particular, shall not be used for any trade, business or other storage purposes.

Reason: To define the permission and in the interests of the visual amenities and character of the area and in accordance with Policy No. EP8 of the Adopted Chorley Borough Local Plan Review.

4. No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

Reason : To prevent the pollution of the water environment and in accordance with Policy Nos. EP8 and EP17 of the Adopted Chorley Borough Local Plan Review.

5. If the use of the stable block hereby permitted ceases for a period exceeding 6 months within 10 years of the date of this permission, they shall be removed from the site and the land restored to its original condition prior to development.

Reason: To protect the character and appearance of the area, and avoid the proliferation of buildings in a countryside area for which there is not a continuing need and in accordance with Policy Nos. DC1 and EP8 of the Adopted Chorley Borough Local Plan Review.

6. The approved plans are:

Plan Ref.

Received On:

13 October 2005

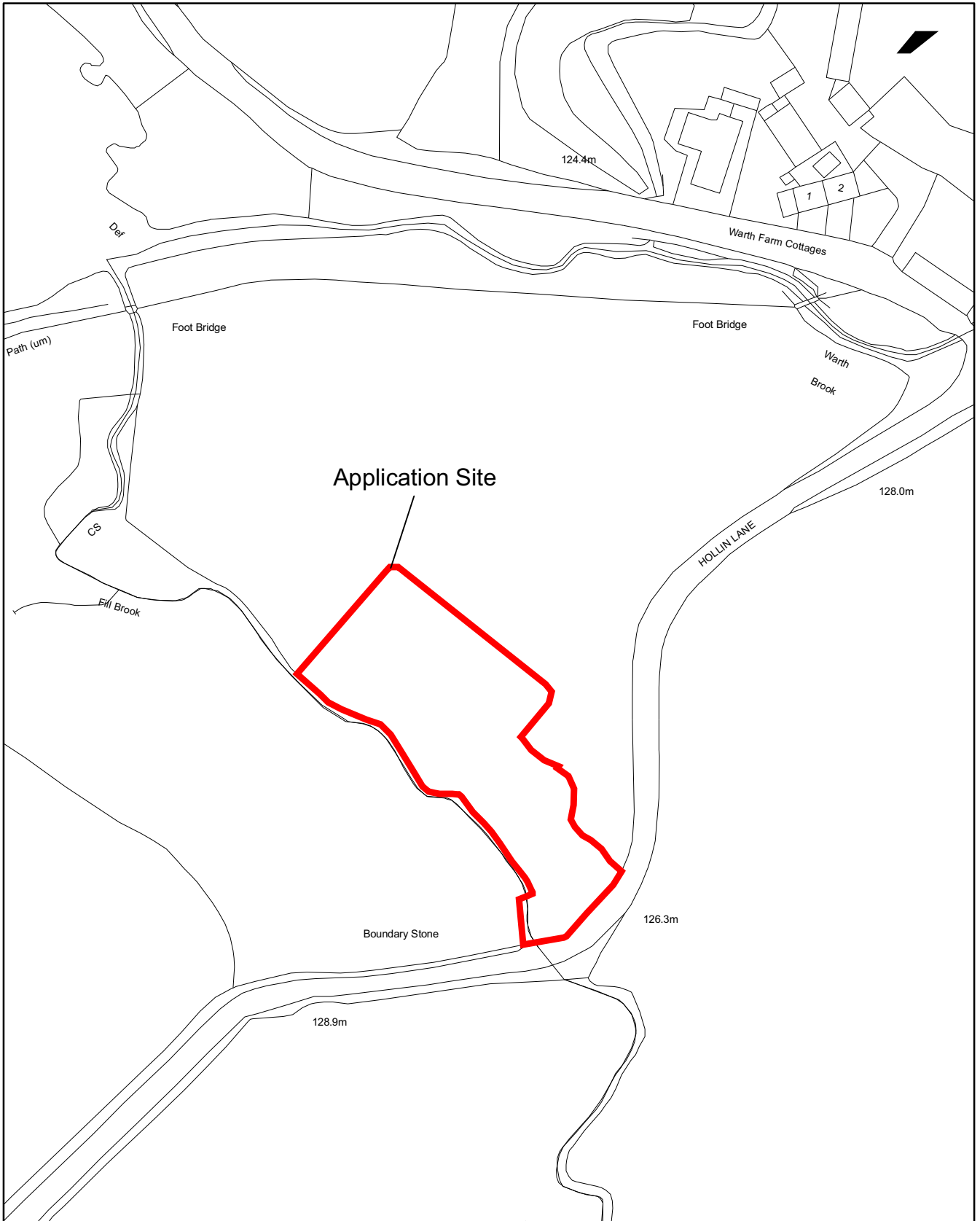
Title:

Site Plan, Elevations & Floor Plan

10 May 2005

Base Detail

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



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<p>Application Number: 05/00606/FUL</p>	<p>Grid Ref: E: 361045 N: 419716</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. D. 1</p>

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Item D. 2	05/00784/FUL	Refuse Full Planning Permission
Case Officer	Miss Lyndsey Cookson	
Ward	Pennine	
Proposal	Construction of two stables blocks and formation of a wildlife pond	
Location	Brown Hill Farm Copthurst Lane Whittle-Le-Woods LancashirePR6 8LR	
Applicant	Mr Noblet	
Proposal	<p>This application relates to a site located on Copthurst Lane, Whittle-le-Woods. The proposal is for the erection of two stable blocks both incorporating a tack room and a wildlife pond. It is proposed to locate one of the stables in a corner of the field adjacent to an existing hedge, and the other adjacent to Copthurst Lane. The wildlife pond is proposed in the middle of the field behind a row of properties.</p> <p>Stable block 1 is for four stables and a tack room and measures 19.3 metres by 5.6 metres. Stable block 2 will incorporate two stables and a tack room and measure 11.8 metres by 5.6 metres. The existing entrance to the recently erected farmhouse will be used to access stable block 1, while the existing field entrance (from Copthurst Lane opposite 'South Bank' and 'Norwood') would be used to access stable block 2. Additional planting to screen stable block 2 is proposed along the roadside.</p>	
Policy	<p>The site lies within the Green Belt as defined by policy DC1 of the Adopted Chorley Borough Local Plan Review. It is also appropriate to consider the proposals against policy EP8 'Development Involving Horses' and Supplementary Planning Guidance 'Development Involving Horses'.</p> <p>Planning Policy Guidance Note 2 'Green Belts' states that essential facilities for outdoor sport and outdoor recreation which do not conflict with the purposes of including land within the Green Belt are appropriate. One example given is small stables. Planning Policy Statement 7 'Sustainable Development in Rural Areas' (which has recently superseded PPG7) states that horse riding and other equestrian activities can fit in well with farming activities and help to diversify rural economies. Local Planning Authorities should set out policies for supporting equine enterprises that maintain environmental quality and countryside character.</p>	
Planning History	There is no relevant planning history relating to stables and a wildlife pond at this property.	
Consultations	The parish council have a number of concerns over the potential use of the stables for commercial purposes, development within the Green Belt, flooding and how to deal with the horse manure. They are also concerned that the stables could in the future be converted into a dwelling.	

The Environment Agency has requested that should permission be granted, a condition is attached requiring details of a scheme for the containment and storage of manure to be submitted and approved by the Local Planning Authority prior to the commencement of development.

British Waterways have no comments to make.

Representations

Six letters objecting to the proposals have been received from the occupants of neighbouring properties. The issues raised can be summarised as:

- Siting of stables (overcome with amended plans);
- Highway safety and parking as proposed would increase traffic and encourage parking on the road;
- Effect on residential amenity through noise, disturbance and smells/insects;
- Impact on the character of the area by erection of unsightly buildings on Green Belt land;
- Construction of permanent building in the Green Belt;
- The scale of the development, possible commercial use and future pressure for additional development;
- Drainage problems on the land and likely problems with effluent.

Argument put forward by the applicant

- With regards to the stable usage, the two stable blocks are proposed to enable the potential sale of a stable block and land per dwelling i.e. Stable block 1 could be sold with Brown Hill Farm and Stable Block 2 could be sold with Brown Hill Cottage. It is anticipated that all the land within the blue edge would be used as grazing;
- Policy EP8 requests that the proposed materials should be in keeping with the local vernacular. The predominant material used in the locality, including the new development at Brown Hill Farm / Cottage and boundary wall is random stone. Stone buildings would harmonise far better than the engineered timber buildings;
- The Supplementary Planning Guidance implies that stables are invariably temporary structures. In this case the land is attached to the two properties and will always necessitate livestock grazing. It is highly unlikely that someone without a requirement for grazing would purchase a property with eight acres of land;
- The existing hedge located on Copthurst Lane boundary will be supplemented with imported hawthorn planting to increase the screening of stable block 2;
- Due to the quantity of screening and location of the stable blocks to existing hedges, the ongoing maintenance of a lightweight timber structure would be unreasonably high.

Assessment

The main issues to consider are: impact on the Green Belt; scale, design and appearance; neighbour amenity and highway safety. Each is dealt with in turn:

Impact on the Green Belt

The construction of stables for recreational purposes is not

necessarily inappropriate in the Green Belt. PPG2 makes reference to 'small stables', which is translated in policy EP8 and the associated Supplementary Planning Guidance to be 2-3 stables. The proposal is for 6 stables in total and it is intended that each of the buildings will be associated with properties recently constructed/refurbished on Copthurst Lane by the applicant (Brown Hill Farm and Brown Hill Cottage). The stables would be for their own private use. Due to the differing size of the units, the applicant has split the stables to provide more for the larger home. This block of stables is also on a larger parcel of land. On balance it is therefore considered that the size and scale of the proposed development is not inappropriate.

The stables would be relatively well screened and would not have a harmful effect on the openness of the Green Belt.

However, the applicant wishes to erect the stables out of stone which although could be appropriate in certain Green Belt locations where it would harmonise well with the character of the area, this use of material is contrary to the Council's Supplementary Planning Guidance for development involving horses. Furthermore, the policy goes on to state that traditional materials such as wood are more likely to blend into the landscape and that stable buildings should normally be clad externally and internally framed with timber. This also reduces the likelihood of buildings being suitable for conversion to any other use, because of the temporary nature.

Despite raising this with the applicant, he feels strongly about this issue. After several requests for the applicant to revise the material used to a more suitable timber material, he has refused to do so.

It is not considered the proposal would appear incongruous in relation to its surroundings or unduly intrusive. The proposed buildings are considered to be modest in scale in relation to the surrounding countryside and it is considered that they would not detract from the visual amenity of the Green Belt in principle.

In summary, the proposed building is not considered appropriate in terms of design, as the proposed materials are not considered to be acceptable in accordance with the Council's Supplementary Planning Guidance. Despite the area comprising of a cluster of residential properties, as the stable blocks are sited away from existing buildings, it is not considered the stone buildings would relate well with the openness and character of the area.

Impact on neighbour amenity

The nearest residential property to stable block 2 is 'South Bank' which is approximately 27 metres away, while the nearest property to stable block 1 is 'Pen Torr' which is approximately 43 metres away. There are several neighbouring properties within a considerable short distance away, most notably those opposite stable block 2.

Views of stable block 2 from the neighbouring properties opposite would be partially screened by vegetation along the roadside. However, despite them being set back and elevated from the road, they would still have a prominent view of the stables. Stable

Block 1 is considered to be a sufficient distance away from properties to not cause any undue loss of visual amenity.

Whilst stable block 2 would be visible from surrounding residential properties, it is considered that this could be mitigated through planting. Furthermore, in terms of drainage, manure and smells it is considered that appropriate conditions could be imposed which would control these matters acceptably.

Highway safety

No objections have been raised by the County Highways Engineer. This is on the basis of a private use associated with the domestic occupation of the nearby houses. Any commercial use can be prevented by conditions.

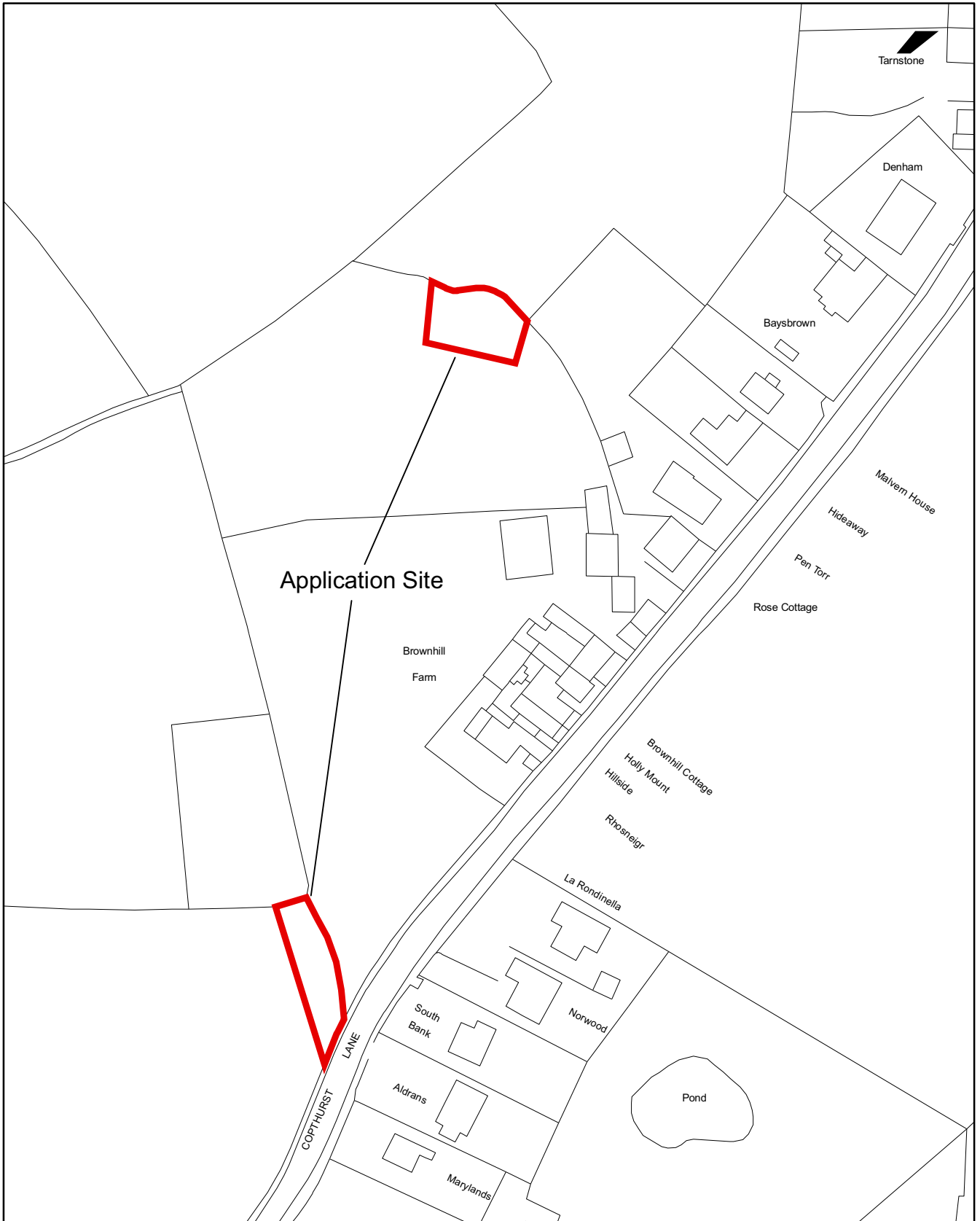
Conclusion The proposal is accordingly recommended for refusal due to the permanent construction (i.e. use of stone material), which is contrary to the Council's Supplementary Planning Guidance.

Recommendation: Refuse Full Planning Permission

Reasons

1. The use of stone material would make the proposed development a permanent construction, which would be detrimental to the character and appearance of the Green Belt and would be prejudicial to the purposes of the Green Belt, contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review and the Council's Supplementary Planning Guidance for Development Involving Horses.

2. The proposed development is contrary to Policy EP8 of the Chorley Borough Local Plan and the Council's Supplementary Planning Guidance for Development Involving Horses whereby the design and materials of the buildings should be in keeping with their surroundings and appropriate to the character of the area.



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 Chorley Borough Council

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Application Number:

05/00784/FUL

Grid Ref:

**E: 359446
 N: 420996**

Scale:

1:1,250

Agenda Item No.

D. 2

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Item D. 3	05/00945/TPO	Part consent for Tree Works/ Part Refusal of Tree Works
Case Officer	Miss Lyndsey Cookson	
Ward	Eccleston And Mawdesley	
Proposal	Approximately 6 metres of hedgerow to be cut back and reduced in height (TPO 3 (Eccleston) 1991)	
Location	18A Chaucer Close Eccleston Chorley LancashirePR7 5UJ	
Applicant	Dr Christopher Forrest	
Proposal	<p>This application proposes the pruning back of various trees along a 6-metre length of hedgerow and reducing their height to 2 metres above the existing fence line (which is approximately 1.2 metre high). These trees comprise of ash, hawthorn, holly and elderberry species covered by TPO 3 (Eccleston) 1991.</p> <p>The trees are located to the rear of 18A Chaucer Close. The trees are sited within a protected hedgerow of various species. These trees are to the rear of various properties on Reeveswood and Chaucer Close and scarcely visible within the streetscene.</p> <p>The applicant wishes to carry out the works to the various trees as the hedgerow needs maintenance and there is some wind damage evident. In addition, it is taking light from the garden and is unsightly.</p>	
Policy	Policy EP9 in the Adopted Chorley Borough Local Plan Review relates to trees and woodlands.	
Planning History	There have been no previous planning applications.	
Consultations	<p>The Council's Arboricultural Officer makes the following comments:</p> <ul style="list-style-type: none"> • The health of the trees varies between healthy and poor; • This is a grown out hedgerow. The trees are mainly about 4 metres high with an ash and a holly reaching through to 5 metres. 	
Representations	<p>One letter of objection received with the following comments:</p> <ul style="list-style-type: none"> • The hedgerow has a Conservation Order on it; • It will make the property to the rear less private; • The hedgerow is not the sole property of the applicant it is a shared boundary; • If the hedgerow is allowed to be cut back it will set a precedent and all the remaining properties will want to do the same; • It will affect the nature conservation of the area as the hedgerow is approximately 500 metres long and a haven for wild birds. 	
Assessment	In response to the comments made by a neighbour, the hedgerow has a Tree Preservation Order and not a Conservation Order,	

which is why the applicant is making the application. The trees will be reduced in height to 2 metres above the fence line, retaining a reasonable level of privacy. The applicant has shown on the site plan that the trees to which the works are proposed are within his land ownership, and has confirmed this on the application form. Should future applications be received for tree works to this protected hedgerow they will be assessed on individual merit. The applicant wishes to prune and reduce the height of various trees, which when considered against the scale of the hedgerow, will not have a significantly adverse effect on the nature conservation.

The Council's Arboricultural Officer has advised that the reasons are valid. This part of the hedgerow is scrubby in appearance and has obviously had no maintenance for years. The majority of the hawthorn, elderberry and holly could be cut back to leave the tall ash and the straight holly growing through as features.

The main issues to consider are the health and visual contribution the trees make to the area.

The pruning and reducing in height of the trees will not have an impact on the amenity value of the tree. The works will however tidy the appearance of the hedgerow. As recommended by the Arboricultural Officer, the works should not relate to the tall ash and straight holly, to allow them to grow through as features.

It is therefore recommended that permission be granted for works to the trees within the section of hedgerow identified on the site plan, with the exception of the tall ash and straight holly.

Recommendation: Part consent for Tree Works / Part Refusal of Tree Works

Conditions

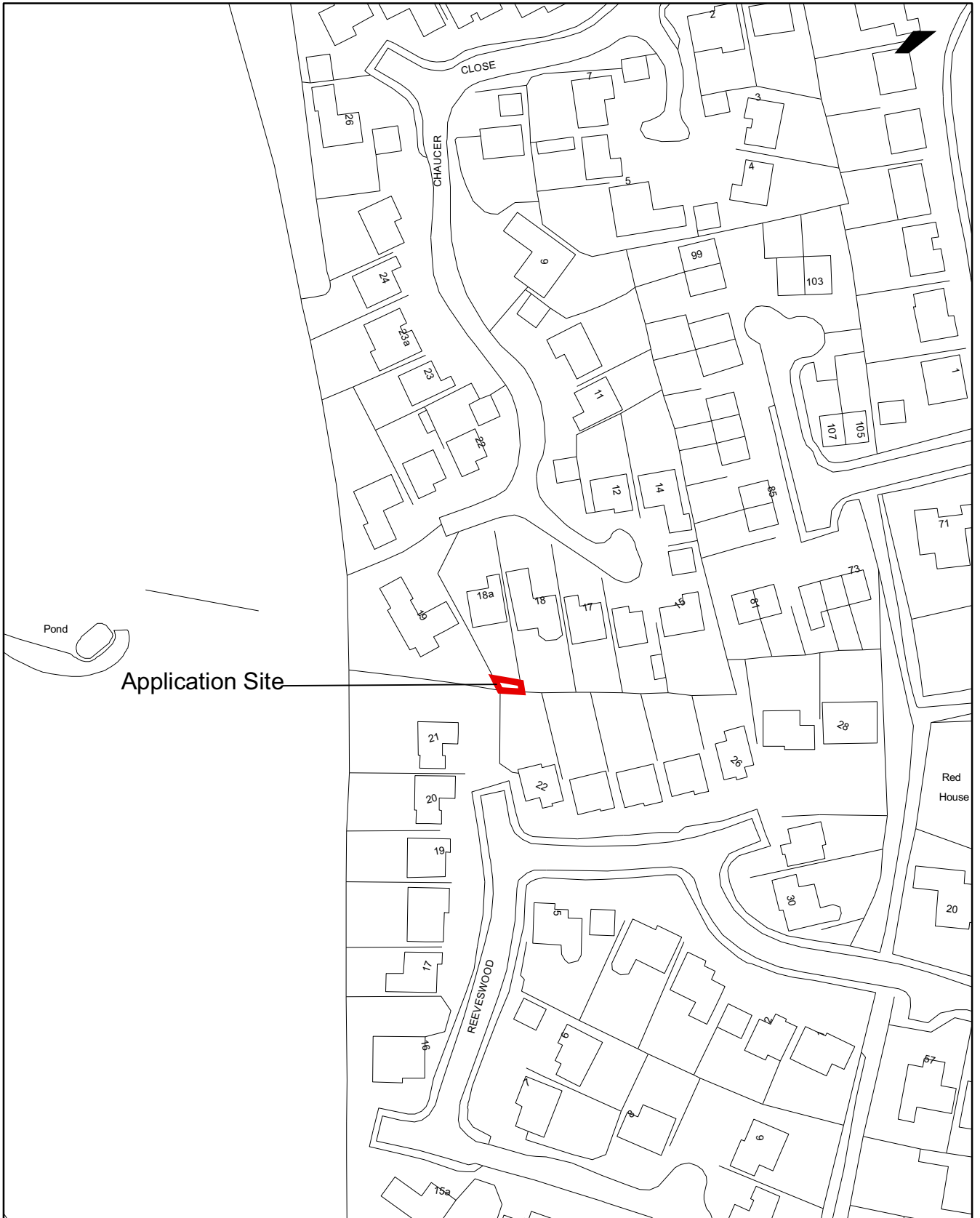
1. The tree works for which consent is hereby granted are as specified below only, namely:-

- Pruning back various trees along a 6-metre length of hedgerow and reducing in height to 2 metres above the existing fence line, with the exception of the straight holly and tall ash which should be left untouched.

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

Reasons For Refusal

1. Consent is hereby refused to fell the Ash Tree and Holly Tree, which are of significant height within the hedgerow. Their removal would result in the loss of trees, which have amenity value, and this would be contrary to Policy EP9 of the Adopted Chorley Borough Local Plan Review.



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 Head of Development and Regeneration
 Chorley Borough Council

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Application Number:
05/00945/TPO

Grid Ref:
E: 351655
N: 416747

Scale:
1:1,250

Agenda Item No.
D. 3

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Item D. 4	05/01015/TPO	Consent for Tree Works
Case Officer	Miss Helen Green	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Proposed felling of tree on boundary with Town Lane.	
Location	Tru Metals Foundry Ltd Low Mill Town Lane Whittle-Le-Woods Lancashire	
Applicant	Mr J Ainsworth	
Proposal	<p>The application proposes the felling of a tree protected by a Tree Preservation Order (TPO 1 Low Mill, Whittle-Le-Woods, 1975) at Tru Metals Foundry Ltd.</p> <p>The tree is an Italian Cypress and stands 15 metres tall. It is located within the yard of Low Mill Industrial Estate on the boundary with Town Lane. The tree provides part of the screening block to the houses located opposite the site on Town Lane.</p> <p>The reason given by the applicant for making the application is that the tree has severe rotting at the base of the tree.</p>	
Policy	Policy EP9 in the Adopted Chorley Borough Local Plan Review relates to trees and woodlands.	
Planning History	There is no relevant planning history	
Consultations	<p>The Arboricultural Officer makes the following comments:</p> <ul style="list-style-type: none"> • The tree appears to be in good health, but has a large cavity at the base of the trunk; • Approval is recommended for carrying out the works, as the reason for felling the tree appears to be valid. The cavity extends from the base below ground level and decay of the surrounding wood is evident. 	
Representations	<p>Three letters of objection have been received from the residents living directly opposite the site at No. 4, 6 and 8 Town Lane. The residents have made the following objections to the felling of the tree:</p> <ul style="list-style-type: none"> • The tree forms part of the screening of Low Mill from the houses opposite; • Removal of the tree will spoil the view from the houses opposite; • The tree is evergreen and provides good screening all year round; • There appears to be no sign of 'severe rot at the base'; • A Rowan tree is not a suitable replacement. 	
Assessment	The main issues to consider are the health and contribution of the tree to the area.	

The Councils Arboricultural Officer comments that the tree appears to be in good health but it does have a large cavity at the base of the tree. The cavity extends from the base of the tree below ground level and decay of the surrounding wood is evident. The reason given by the applicant for felling the tree appears to be supported by the evidence on the ground. The Arboricultural officer therefore recommends that the application should be approved.

The tree does provide some screening of Low Mill to the houses located opposite the site on Town Lane, However there are a number of other trees also providing screening to the industrial site. Equally the planting of a replacement tree can be conditioned.

Although the comments made by objectors are valid if the tree is allowed to continue to decay over time it may become dangerous, this factor outweighs any loss to visual amenity. In time the replacement tree will provide the screening currently afforded to the occupants of the adjacent dwellings.

It is therefore considered that there are no valid reasons to go against the recommendation of the Arboricultural Officer and therefore approval of the application is recommended. The permission should be conditioned to ensure that an appropriate species is planted to replace the tree which is to be felled.

Recommendation: Consent for Tree Works

Conditions

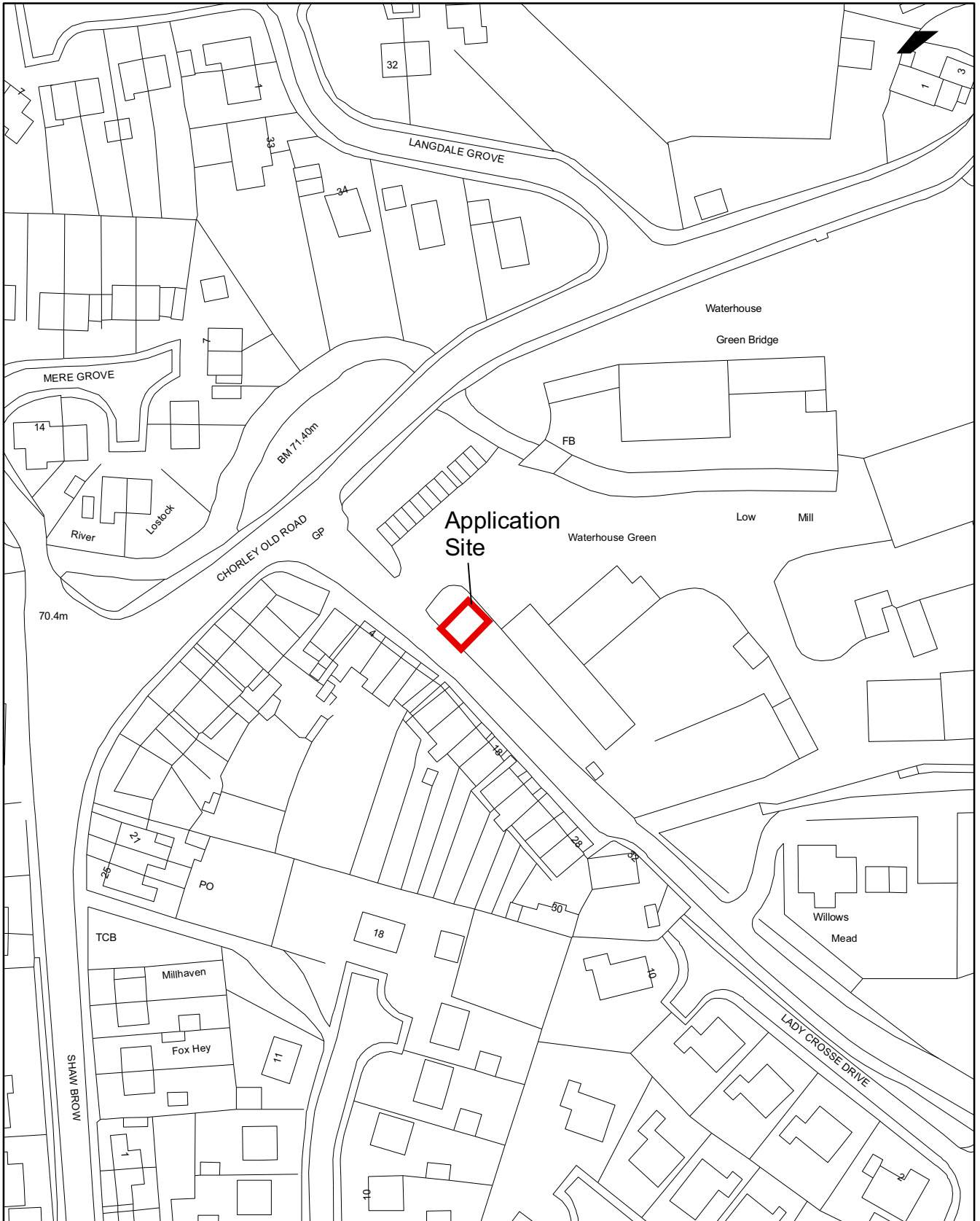
1. Before any tree felling is carried out full details (including species, stature and location) of a replacement tree shall have been submitted to and approved in writing by the Local Planning Authority. The replacement tree planting shall be carried out in accordance with the approved details within nine months of the tree felling.

Reason: To safeguard the visual amenity of the area and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

2. The tree works for which consent is hereby granted are as specified below only, namely:-

The felling of an Italian Cypress at Low Mill on the Boundary with Town Lane Whittle-Le-Woods, in the location shown on the plan submitted with the application forms.

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



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<p>Application Number: 05/01015/TPO</p>	<p>Grid Ref: E: 358141 N: 421240</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. D. 4</p>

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Item D. 5	05/01030/ADV	Advertising Consent
Case Officer	Miss Lyndsey Cookson	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Display of 3 internally illuminated advertisements,	
Location	Granada Travelodge Preston Road Clayton-Le-Woods LancashirePR6 7JB	
Applicant	Travelodge Hotels Ltd	
Proposal	<p>This retrospective application proposes the erection of three internally illuminated advertisement signs. One is a free standing totem advertisement sign measuring 3.1m in height by 1.8m wide to be located by the site entrance adjacent to the highway (A6), and two are proposed on the front and side elevations of the Travelodge building to the rear of the site.</p> <p>The sign at the entrance would replace an existing Travelodge sign in the same location. The sign on the front elevation of the building is located over the entrance to the Travelodge. The sign on the side elevation is located at first floor level and would replace an existing Travelodge sign.</p>	
Policy	<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>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"> a) The size, positioning and illumination would not adversely affect the visual amenities of the surrounding area; b) The advertisement is in keeping with the scale and character of the building on which it is positioned; c) The advertisement would not constitute a road safety hazard. 	
Planning History	There is no recent planning history that relates directly to signs in the same locations.	
Consultations	The Councils Highways Officer had originally requested that the totem sign be set back from the roadside by 3.6 metres. However, it has been erected approximately 3.2metres from the back of the kerbface. As the signs replaced an existing sign and are submitted	

in retrospect, the Highway Engineers have been to the site, and raised no objections to the sign.

Representations

One letter of objection received with the following comments:

- The signs are inappropriate to the neighbourhood;
- Should similar requests from other businesses be allowed, the area will soon have 'high-street' illuminations.

Assessment

It should be noted that 2 of the three signs replaced existing signs of almost identical dimensions and location. As a consequence the proposed revised signage will only result in a very limited impact.

In view of the comments received from the Highways Department it is not considered that the signs would give rise to any undue harm to public safety. The sign adjacent to the highway would be visible to those motorists passing the entrance, however it contains familiar information that one may expect to see when travelling past a public house and Travelodge accommodation.

PPG 19 is clear that signs should be designed and sited so as to harmonise with their setting. It is considered that they would be viewed largely within the context of the area, which includes a Travelodge, public house and two commercial garages. There are also some existing trees and planting that would provide some screening and soften the impact of the signs in the vicinity, particularly the sign proposed at the site entrance. There are a number of similar signs adjacent to the highway which relate to the public house and nearby 'Shell' garage therefore the signs would not appear incongruous to the surroundings. It is considered that the proposed signs would not cause any unnecessary intrusion into the character of the area.

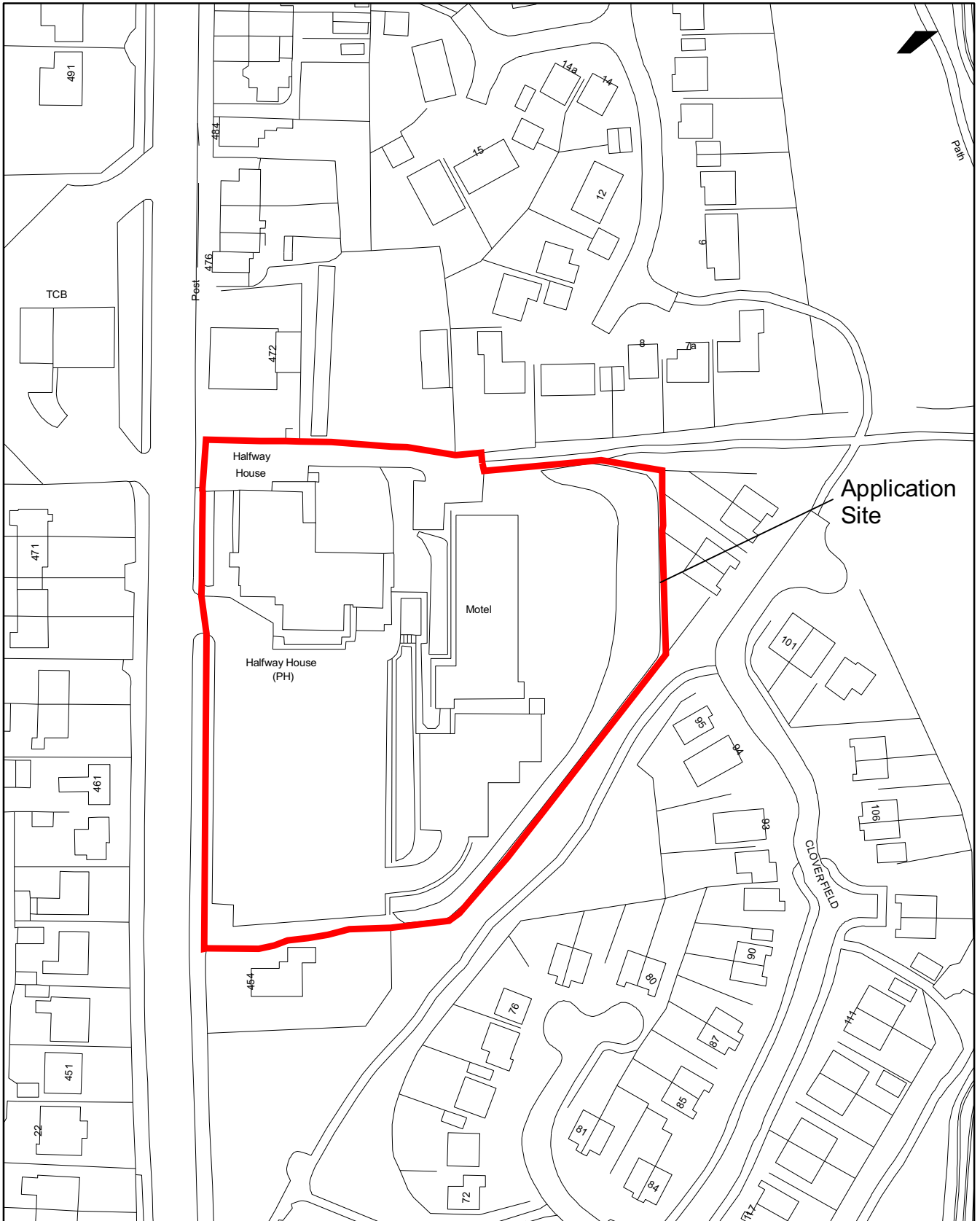
The sign adjacent to the highway would be visible from neighbouring properties, most notably from those opposite, however it is not sufficiently larger than the existing sign, separated from the properties by a main road, viewed against the context of other signs and commercial premises and partially screened by existing vegetation. I do not consider this to have a significantly adverse effect on neighbouring amenities. The other two signs are not visible from neighbouring properties due to the topography of the site.

The proposal is accordingly recommended for approval.

Recommendation: Advertising Consent**Conditions**

1. The advertisement hereby permitted shall be illuminated at a constant intensity and shall not flash or pulse.

Reason: In the interests of the visual amenity of the area and in accordance with policy GN7 of the Chorley Borough Local Plan Review 2003.



<p>Jane E Meek BSc(Hons) DipTP MRTPI Head of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application Number: 05/01030/ADV</p>	<p>Grid Ref: E: 357943 N: 422980</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. D. 5</p>

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Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	29.11.2005

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 13 October 2005 and 16 November 2005

Plan Ref	05/00373/FUL	Date Received	07.04.2005	Decision	Permit Full Planning Permission
Ward:	Wheelton And Withnell	Date Decided	31.10.2005		
Proposal :	Retrospective application for alterations to dormer bungalow resulting in the formation of a two storey dwelling,				
Location :	Pike Low Bungalow Pike Lowe Brinscall Lancashire PR6 8SP				
Applicant:	Mr J Ellis 20 School Lane Brinscall Lancashire PR6 8QR				
<hr/>					
Plan Ref	05/00519/ADV	Date Received	18.05.2005	Decision	Advertising Consent
Ward:	Chorley North West	Date Decided	21.10.2005		
Proposal :	Replace existing signage on front elevation of shop, revised signage to petrol filling station including relocated 7m totem pole sign, and various revised directional signage within site,				
Location :	Tesco Stores Ltd Ackhurst Park Industrial Estate Foxhole Road Chorley Lancashire				
Applicant:	Tesco Stores Ltd P.O. Box 4000 Circus Building Shire Park Welwyn Garden City Herts ALY 1 AB				
<hr/>					
Plan Ref	05/00541/FUL	Date Received	26.05.2005	Decision	Permit Full Planning Permission
Ward:	Coppull	Date Decided	24.10.2005		
Proposal :	Demolition of existing conservatory and erection of two storey rear extension,				
Location :	8 Lancaster Street Coppull Chorley Lancashire PR7 4QB				
Applicant:	Mr Crank 8 Lancaster Street Coppull Chorley Lancashire PR7 4QB				

Continued....

Plan Ref 05/00542/FUL **Date Received** 24.05.2005 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 21.10.2005

Proposal : Relocation of the main entrance door, re-siting of the signage and removal of existing glazed canopy,
Location : Tesco Stores Ltd Ackhurst Park Industrial Estate Foxhole Road Chorley Lancashire
Applicant: Tesco Stores Ltd PO Box 400 Cirrus Building Shire Park Welwyn Garden City Hertfordshire AL7 1AB

Plan Ref 05/00604/FUL **Date Received** 07.06.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 21.10.2005

Proposal : Demolish existing garage/store and construct an eight bed annex, sanitary block extension, conservatory, and replacement detached garage/office building, creation of car parking area, associated landscape works and internal alterations,
Location : Highcliffe Residential Home 226 Preston Road Whittle-Le-Woods Lancashire PR6 7HW
Applicant: Mrs Eileen Ginger C/o Highcliffe Residential Home 226 Preston Road Whittle-Le-Woods Lancashire PR6 7HW

Plan Ref 05/00654/FUL **Date Received** 23.06.2005 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 24.10.2005

Proposal : Erection of two storey side extension incorporating garage,
Location : 102 Moor Road Croston Lancashire PR26 9HQ
Applicant: Mr David Lloyd 102 Moor Road Croston Lancashire PR26 9HQ

Plan Ref 05/00675/TPO **Date Received** 27.06.2005 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods North **Date Decided** 25.10.2005

Proposal : Works to two trees covered by TPO 1 (Clayton Le Woods) 1984,
Location : Land To Rear Of 86-89 Greenwood Clayton-Le-Woods Lancashire
Applicant: Accent NW 2nd Floor Stephen House Bethesda Street Burnley BB11 1PR

Plan Ref 05/00684/FUL **Date Received** 29.06.2005 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 14.11.2005

Proposal : Erection of detached single garage to front/side of dwelling
Location : 55 Doctors Lane Eccleston Lancashire PR7 5QZ
Applicant: Mr Johnson 55 Doctors Lane Eccleston Lancashire PR7 5QZ

Plan Ref 05/00697/TPO **Date Received** 07.07.2005 **Decision** Refuse for Tree Works

Ward: Eccleston And Mawdesley **Date Decided** 20.10.2005

Proposal : Felling of 1 tree and crown thinning of 8 trees covered by TPO 6 (Eccleston) 2000,
Location : 14 Anchor Fields Eccleston Lancashire PR7 5UW
Applicant: Mr Darbisher 14 Anchor Fields Eccleston Lancashire PR7 5UW

Plan Ref 05/00775/TPO **Date Received** 01.08.2005 **Decision** Permit Outline Reg 3 Application

Ward: Chorley North West **Date Decided** 21.10.2005

Proposal : Felling of 1 poplar tree and pruning of sycamore tree covered by TPO 1 (Chorley) 1987
Location : Land Adjacent Car Park And To The Rear Of Devonshire Court Peter Street Chorley Lancashire
Applicant: Chorley Borough Council Service Group Bengal Street Depot Chorley PR7 1SA

Plan Ref 05/00787/COU **Date Received** 01.08.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 21.10.2005

Proposal : Change of use to domestic curtilage and construction of garage building,
Location : Land Adjacent 46 Cross Keys Drive Whittle Le Woods Lancashire PR6 7TF
Applicant: John Savigar 46 Cross Keys Drive Whittle Le Woods Lancashire PR6 7TF

Plan Ref 05/00795/FUL **Date Received** 01.08.2005 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 20.10.2005

Proposal : First floor extension over rear kitchen
Location : 194 Wigan Road Euxton Lancashire PR7 6JW
Applicant: Mr M Tattersall 194 Wigan Road Euxton Lancashire PR7 6JW

Plan Ref 05/00815/COU **Date Received** 10.08.2005 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 21.10.2005

Proposal : Erection of commercial 8 bay timber framed cattery unit,
Location : Land Adjacent To 142 Preston Road Coppull Lancashire
Applicant: Mrs G Bowker 144 Preston Road Coppull Lancashire PR7 5ED

Plan Ref 05/00842/LBC **Date Received** 23.08.2005 **Decision** Grant Listed Building Consent

Ward: Lostock **Date Decided** 17.10.2005

Proposal : Demolish existing 2 sheds and erect replacement shed, and replace existing boundary fence,
Location : 15 Church Street Croston Lancashire PR26 9HA
Applicant: Mr & Mrs Nicholls 15 Church Street Croston Lancashire PR26 9HA

Plan Ref 05/00845/FUL **Date Received** 19.08.2005 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 14.10.2005

Proposal : Proposed extension to existing agricultural storage building
Location : Bournes Farm Runshaw Lane Euxton Lancashire PR7 6HB
Applicant: Mr J Deacon Woodcock Farm Runshaw Lane Euxton Lancashire PR7 6HB

Plan Ref 05/00847/FUL **Date Received** 26.08.2005 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 21.10.2005

Proposal : Two storey side extension
Location : Sundale Buckholes Lane Wheelton Lancashire PR6 8JL
Applicant: Mr Higginson Sundale Buckholes Lane Wheelton Lancashire PR6 8JL

Plan Ref 05/00848/FUL **Date Received** 23.08.2005 **Decision** Refuse Full Planning Permission

Ward: Chorley South East **Date Decided** 18.10.2005

Proposal : First floor front and rear extensions and single storey rear extension,
Location : Iona 20 Woodside Chorley Lancashire PR7 4AE
Applicant: Mr Bibby Iona 20 Woodside Chorley Lancashire PR7 4AE

Plan Ref 05/00853/FUL **Date Received** 23.08.2005 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 17.10.2005

Proposal : Demolish existing rear conservatory and erect replacement conservatory

Location : 10 Merlin Close Chorley Lancashire PR6 9BB

Applicant: Miss L Brandwood 10 Merlin Close Chorley Lancashire PR6 9BB

Plan Ref 05/00854/FUL **Date Received** 22.08.2005 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 17.10.2005

Proposal : Erection of single storey porch to rear,

Location : Ainsworth Farm Back Lane Heath Charnock Lancashire PR6 9DJ

Applicant: Mr & Mrs Mogford Ainsworth Farm Back Lane Heath Charnock Lancashire

Plan Ref 05/00856/FUL **Date Received** 23.08.2005 **Decision** Permit Full Planning Permission

Ward: Chorley South
East **Date Decided** 20.10.2005

Proposal : Upgrade of external appearance by the addition of aluminium cladding and erection of canopy over new signage,

Location : Wilson & Co (Motor Sales) Ltd 1 Standish Street Chorley Lancashire PR7 3BB

Applicant: Wilson & Co 1 Standish Street Chorley Lancashire PR7 3BB

Plan Ref 05/00857/ADV **Date Received** 23.08.2005 **Decision** Advertising Consent

Ward: Chorley South
East **Date Decided** 20.10.2005

Proposal : Erection of 4 internally illuminated signs and 2 non-illuminated signs

Location : Wilson & Co (Motor Sales) Ltd 1 Standish Street Chorley Lancashire PR7 3BB

Applicant: Wilson & Co 1 Standish Street Chorley Lancashire PR7 3BB

Plan Ref 05/00858/FUL **Date Received** 22.08.2005 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 17.10.2005

Proposal : First floor extension to existing bungalow with detached double garage and driveway layout

Location : 44 Chorley Lane Charnock Richard Lancashire PR7 5ES

Applicant: Mr And Mrs P Currie 37 Waterford Close Heath Charnock Lancashire PR6 9JQ

Plan Ref 05/00863/FUL **Date Received** 25.08.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 19.10.2005

Proposal : Formation of pitched roof over dining room
Location : 12 St Helens Road Whittle-Le-Woods Chorley Lancashire PR6 7NQ
Applicant: Mr & Mrs McDermot 12 St Helens Road Whittle-Le-Woods Chorley Lancashire

Plan Ref 05/00864/TPO **Date Received** 26.08.2005 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 21.10.2005

Proposal : Removal of lower branches, pruning of upper and overhanging branches to Oak tree (T5) covered by TPO 1 (Euxton) 1971,
Location : 42 Firbank Euxton Chorley Lancashire PR7 6HP
Applicant: Mr Hudson 42 Firbank Euxton Chorley Lancashire PR7 6HP

Plan Ref 05/00865/FUL **Date Received** 30.08.2005 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 24.10.2005

Proposal : Erection of a two storey side and rear extension and new window to side elevation
Location : Hill View Bradshaw Lane Mawdesley Ormskirk Lancashire
Applicant: Ms A Burnett Hill View Bradshaw Lane Mawdesley Ormskirk Lancashire L40 3SE

Plan Ref 05/00866/FUL **Date Received** 30.08.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 24.10.2005

Proposal : Single storey side extension
Location : Kyndere Shaw Hill Whittle-Le-Woods Lancashire PR6 7PP
Applicant: Mr And Mrs Rimmer Kyndere Shaw Hill Whittle-Le-Woods Lancashire PR6 7PP

Plan Ref 05/00870/FUL **Date Received** 30.08.2005 **Decision** Refuse Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 24.10.2005

Proposal : Two storey rear extension and a single storey side extension
Location : Scale Hill Farm Windmill Lane Brindle Lancashire PR6 8NX
Applicant: Mr And Mrs Walsh De Novo 133 Preston Road Whittle-Le-Woods Lancashire

Plan Ref 05/00871/FUL **Date Received** 30.08.2005 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 24.10.2005

Proposal : Erection of conservatory to rear,
Location : 27 Abbey Grove Adlington Lancashire PR6 9QB
Applicant: Mr & Mrs Bentham 27 Abbey Grove Adlington Lancashire PR6 9QB

Plan Ref 05/00872/TPO **Date Received** 30.08.2005 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 24.10.2005

Proposal : Pruning of various trees covered by TPO 12 (Euxton) 1999 and TPO 1 (Euxton) 1996,
Location : Avonlea Euxton Lane Euxton Lancashire PR7 6AB
Applicant: Glynn Lord Avonlea Euxton Lane Euxton Lancashire PR7 6AB

Plan Ref 05/00874/FUL **Date Received** 31.08.2005 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 25.10.2005

Proposal : Conversion of existing garage to living accommodation, and single storey extension and conservatory to rear,
Location : 25 Church Walk Euxton Chorley Lancashire PR7 6HL
Applicant: C Stanway 25 Church Walk Euxton Chorley Lancashire PR7 6HL

Plan Ref 05/00875/FUL **Date Received** 31.08.2005 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 20.10.2005

Proposal : Demolish existing porch and erect a two storey side extension and a new porch to other side
Location : 133 Carrington Road Adlington Lancashire PR7 4RP
Applicant: Miss E Munro 133 Carrington Road Adlington Lancashire PR7 4RP

Plan Ref 05/00878/FUL **Date Received** 01.09.2005 **Decision** Refuse Full Planning Permission

Ward: Coppull **Date Decided** 31.10.2005

Proposal : Installation of 3 No. telecommunications antennas and 3 No. equipment cabinets on the rooftop,
Location : Coppull Enterprise Centre Mill Lane Coppull Chorley Lancashire
Applicant: T-Mobile (UK) Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9BW

Plan Ref	05/00879/LBC	Date Received	01.09.2005	Decision	Refuse Listed Building Consent
Ward:	Coppull	Date Decided	31.10.2005		
Proposal :	Listed Building Consent for the installation of 3 No. telecommunications antennas and 3 No. equipment cabinets on the rooftop,				
Location :	Coppull Enterprise Centre Mill Lane Coppull Chorley Lancashire				
Applicant:	T-Mobile (UK) Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9BW				
Plan Ref	05/00880/COU	Date Received	02.09.2005	Decision	Refuse Full Planning Permission
Ward:	Brindle And Hoghton	Date Decided	28.10.2005		
Proposal :	Change of use of land from agriculture to agriculture and temporary mobile home to be used as an agricultural workers dwelling,				
Location :	Land Opposite Grimes Farm Pippin Street Brindle Lancashire				
Applicant:	Messrs Dewhurst 165 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NB				
Plan Ref	05/00882/FUL	Date Received	30.08.2005	Decision	Refuse Full Planning Permission
Ward:	Adlington & Anderton	Date Decided	24.10.2005		
Proposal :	Conversion of farm building to two cottages with new stone built garage				
Location :	Crawshaw Hall Farm, The Common, Adlington, Chorley, Lancashire				
Applicant:	Crawshaw Hall Developments Broadridings Farm, Broadridings Road, Miles Lane, Shevington, WN6 8EX				
Plan Ref	05/00883/LBC	Date Received	30.08.2005	Decision	Refuse Listed Building Consent
Ward:	Adlington & Anderton	Date Decided	24.10.2005		
Proposal :	Listed Building Consent for the conversion of farm building to two cottages with new stone built garage				
Location :	Crawshaw Hall Farm, The Common, Adlington, Chorley, Lancashire				
Applicant:	Crawshaw Hall Developments Broadridings Farm, Broadridings Road, Miles Lane, Shevington, WN6 8EX				

Plan Ref 05/00884/FUL **Date Received** 01.09.2005 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 25.10.2005

Proposal : Erection of single storey rear extension,
Location : The Oaks Bentley Lane Heskin Lancashire PR7 5PY
Applicant: Mr & Mrs Mills The Oaks Bentley Lane Heskin Lancashire PR7 5PY

Plan Ref 05/00885/COU **Date Received** 26.08.2005 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 21.10.2005

Proposal : Change of use from retail unit (A1) to a 'parents supervised play centre' (D2) and associated parking
Location : RMCB Ltd 50-54 Bolton Street Chorley Lancashire PR7 3DL
Applicant: Mr M Lawenson 24 Berkeley Close Chorley Lancashire PR7 3JS

Plan Ref 05/00887/FUL **Date Received** 03.10.1985 **Decision** Refuse Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 25.10.2005

Proposal : Erection of conservatory to rear
Location : 59 Railway Road Adlington Lancashire PR6 9QZ
Applicant: Mr Doran & Miss Murphy 59 Railway Road Adlington Lancashire PR6 9QZ

Plan Ref 05/00890/FUL **Date Received** 06.09.2005 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 21.10.2005

Proposal : Demolish existing community hall and replace with new
Location : Brindle Village Hall Water Street Brindle Chorley Lancashire
Applicant: Brindle Parish Council (Tony Harkness) Brindle Village Hall Water Street Brindle Chorley Lancashire PR6 8NH

Plan Ref 05/00891/FUL **Date Received** 12.09.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 31.10.2005

Proposal : Single storey front extension to house and garage, and pitched roof over garage,
Location : 87 Higher Meadow Clayton-Le-Woods Leyland Lancashire PR25 5RJ
Applicant: Mr & Mrs Weaver, 87 Higher Meadow Clayton-Le-Woods Leyland Lancashire

Plan Ref 05/00894/FUL **Date Received** 06.09.2005 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 03.11.2005

Proposal : Erection of single storey extension and conservatory to rear,
Location : 32 Lodge Bank Brinscall Lancashire PR6 8QU
Applicant: Mr & Mrs N Ratcliffe 32 Lodge Bank Brinscall Lancashire PR6 8QU

Plan Ref 05/00895/FUL **Date Received** 07.09.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 27.10.2005

Proposal : Formation of new doorway in existing side window and formation of disabled access ramp,
Location : 239 Preston Road Clayton-Le-Woods Lancashire PR6 7PY
Applicant: Whittle Le Woods Parish Hall 239 Preston Road Clayton-Le-Woods Lancashire

Plan Ref 05/00896/COU **Date Received** 08.09.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 25.10.2005

Proposal : Change of Use of land from agricultural to residential curtilage
Location : Land To The Rear Of 49-53 Swansey Lane Whittle-Le-Woods Lancashire
Applicant: Mr G Jones Property Group Lancashire County Council PO Box 26 County Hall Preston PR1 8RE

Plan Ref 05/00897/TEL **Date Received** 05.09.2005 **Decision** Prior App not reqd - Telecom

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 21.10.2005

Proposal : Prior Notification of a 14.7m monopole supporting 3 antennas and 1 dish with ancillary development,
Location : Land Adjacent Shaw Hill Bridge Preston Road Whittle-Le-Woods Lancashire
Applicant: T-Mobile (UK) Ltd C/o Agent

Plan Ref	05/00899/FUL	Date Received	08.09.2005	Decision	Permit Full Planning Permission
Ward:	Chorley South East	Date Decided	21.10.2005		
Proposal :	Retrospective application for alteration to previous planning application (02/00305) for demolition of 1 No dwelling and erection of 3 No dwellings				
Location :	Premises To Rear Of 79 And 81 Bolton Street Chorley Lancashire				
Applicant:	E N B Properties Bolton Street, Chorley, Lancashire				
Plan Ref	05/00900/FUL	Date Received	08.09.2005	Decision	Permit Full Planning Permission
Ward:	Euxton South	Date Decided	27.10.2005		
Proposal :	Demolish existing conservatory and construct single storey rear extension				
Location :	53 Earls Way Euxton Chorley Lancashire PR7 6QA				
Applicant:	Mr And Mrs Davidson 53 Earls Way Euxton Chorley Lancashire PR7 6QA				
Plan Ref	05/00902/TCON	Date Received	05.09.2005	Decision	Consent for Tree Works
Ward:	Heath Charnock And Rivington	Date Decided	31.10.2005		
Proposal :	Assorted tree works in conservation area				
Location :	Hall Brook Rivington Lane Rivington Lancashire BL6 7SL				
Applicant:	Mr And Mrs Leigh-Bramwell Hall Brook Rivington Lane Rivington Lancashire				
Plan Ref	05/00903/LBC	Date Received	12.09.2005	Decision	Grant Listed Building Consent
Ward:	Adlington & Anderton	Date Decided	04.11.2005		
Proposal :	Replacement of UPVC windows with traditional wood, sliding sash windows and new wooden door.				
Location :	Norris Fold Farm Bolton Road Anderton Lancashire PR6 9HS				
Applicant:	Mr Peter Talbot Norris Fold Farm Bolton Road Anderton Lancashire PR6 9HS				
Plan Ref	05/00904/TEL	Date Received	07.09.2005	Decision	Prior Notification for Telecom - Refusal
Ward:	Chorley South West	Date Decided	21.10.2005		
Proposal :	Prior notification for the erection of a 11.7m monopole and associated ground cabin,				
Location :	Land Adjacent Gospel Hall Lichfield Road Chorley Lancashire				
Applicant:	T-Mobile (UK) Ltd Hatfield Business Park Hertfordshire AL10 9BW				

Plan Ref 05/00905/FUL **Date Received** 09.09.2005 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 04.11.2005

Proposal : Erection of first floor side extension and single storey front and rear extensions inclusive of bay window to front elevation,
Location : 72A Lancaster Lane Clayton-Le-Woods Lancashire PR25 5SP
Applicant: Mr & Mrs Crompton 72A Lancaster Lane Clayton-Le-Woods Lancashire PR25 5SP

Plan Ref 05/00908/FUL **Date Received** 09.09.2005 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 31.10.2005

Proposal : Erection of conservatory to rear,
Location : 83 Long Croft Meadow Astley Village Lancashire PR7 1TR
Applicant: Lostock Limited 110 Clydesdale Place Leyland Lancashire PR26 7QS

Plan Ref 05/00909/FUL **Date Received** 12.09.2005 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 03.11.2005

Proposal : Erection of single storey porch to front,
Location : 14 Worthy Street Chorley Lancashire PR6 0PL
Applicant: Mr Porter 14 Worthy Street Chorley Lancashire PR6 0PL

Plan Ref 05/00910/FUL **Date Received** 09.09.2005 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 27.10.2005

Proposal : Erection of two storey rear/side extension and single storey rear extension,
Location : 28 Scawfell Road Chorley Lancashire PR7 2JP
Applicant: Mrs Day 28 Scawfell Road Chorley Lancashire PR7 2JP

Plan Ref 05/00911/FUL **Date Received** 13.09.2005 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 04.11.2005

Proposal : Erection of single storey rear extension,
Location : 135 Harpers Lane Chorley Lancashire PR6 0HT
Applicant: Mr & Mrs Cunliffe 135 Harpers Lane Chorley Lancashire PR6 0HT

Plan Ref 05/00912/FUL **Date Received** 12.09.2005 **Decision** Permit Full
Planning
Permission

Ward: Lostock **Date Decided** 07.11.2005

Proposal : Retrospective application for a rear conservatory
Location : Albany Back Drinkhouse Lane Croston Preston Lancashire
Applicant: Mr Rigby Albany Back Drinkhouse Lane Croston Preston Lancashire PR26 9JL

Plan Ref 05/00913/FUL **Date Received** 08.09.2005 **Decision** Permit Full
Planning
Permission

Ward: Wheelton And
Withnell **Date Decided** 31.10.2005

Proposal : Single storey side and rear extension and a pitched roof over existing rear
extension
Location : 41 Millbrook Close Wheelton Chorley Lancashire PR6 8JY
Applicant: Mr And Mrs Sidebotham 41 Millbrook Close Wheelton Chorley Lancashire PR6 8J

Plan Ref 05/00914/LBC **Date Received** 13.09.2005 **Decision** Grant
Listed
Building
Consent

Ward: Lostock **Date Decided** 07.11.2005

Proposal : Listed Building Consent for a door to the rear,
Location : 3 Out Lane Croston Lancashire PR26 9HJ
Applicant: Janet Cooke 3 Out Lane Croston Lancashire PR26 9HJ

Plan Ref 05/00915/FUL **Date Received** 14.09.2005 **Decision** Permit Full
Planning
Permission

Ward: Astley And
Buckshaw **Date Decided** 09.11.2005

Proposal : Single storey front extension
Location : 14 Long Croft Meadow Astley Village Lancashire PR7 1TS
Applicant: Mr Dolan 14 Long Croft Meadow Astley Village Lancashire PR7 1TS

Plan Ref 05/00916/FUL **Date Received** 08.09.2005 **Decision** Permit Full
Planning
Permission

Ward: Lostock **Date Decided** 03.11.2005

Proposal : Formation of bay window to front elevation
Location : Albany Back Drinkhouse Lane Croston Preston Lancashire
Applicant: Mr Rigby Albany Back Drinkhouse Lane Croston Preston Lancashire PR26 9JL

Plan Ref 05/00917/FUL **Date Received** 13.09.2005 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 07.11.2005

Proposal : Erection of cattle shelter,
Location : Land West Of M6 Mill Lane Charnock Richard Lancashire
Applicant: Mr Wilson Copper Beach Farm Mill Lane Charnock Richard Lancashire PR7 5LG

Plan Ref 05/00918/FUL **Date Received** 14.09.2005 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 07.11.2005

Proposal : Erection of rear conservatory,
Location : 35 Thirlmere Close Adlington Chorley Lancashire PR6 9QD
Applicant: Mr & Mrs Ellison 35 Thirlmere Close Adlington Chorley Lancashire PR6 9QD

Plan Ref 05/00919/COU **Date Received** 15.09.2005 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 31.10.2005

Proposal : Change of Use, Change from Photographers (A1) to Offices for Property Moving Services (A2)
Location : Fugi Film Imaging Service 25 Market Place Chorley Lancashire PR7 1DA
Applicant: Jason And Jonathan Beaumont Beaumont Property Services Ltd 24 Redwood Drive Chorley Lancashire PR7 3BW

Plan Ref 05/00920/FUL **Date Received** 14.09.2005 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 09.11.2005

Proposal : Relocation of existing cattery into previous dog kennels building,
Location : Close Gate Farm Buckholes Lane Wheelton Lancashire PR6 8JL
Applicant: Mr & Mrs C Halton Close Gate Farm Buckholes Lane Wheelton Lancashire

Plan Ref 05/00922/TPO **Date Received** 14.09.2005 **Decision** Refuse for Tree Works

Ward: Euxton North **Date Decided** 09.11.2005

Proposal : Trimming of Oak Tree TPO1 (Euxton)1996
Location : Land To The Side Of 29 Carnoustie Drive Euxton Chorley Lancashire PR7 6FR
Applicant: Emma Davis And Deanna Hartley 29 Carnoustie Drive Euxton Chorley Lancashire

Plan Ref 05/00923/LBC **Date Received** 22.09.2005 **Decision** Grant Listed Building Consent

Ward: Wheelton And Withnell **Date Decided** 09.11.2005

Proposal : Roof light to front elevation
Location : Flash Green Barn Jenny Lane Wheelton Chorley Lancashire
Applicant: Dr D Kerfoot Flash Green Barn Jenny Lane Wheelton Chorley Lancashire PR6 8JE

Plan Ref 05/00926/FUL **Date Received** 16.09.2005 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 11.11.2005

Proposal : Erection of single storey side extension,
Location : 9 Evergreen Close Chorley Lancashire PR7 3QB
Applicant: Mr & Mrs Henry 9 Evergreen Close Chorley Lancashire PR7 3QB

Plan Ref 05/00927/FUL **Date Received** 15.09.2005 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 25.10.2005

Proposal : Single storey side extension to form garage and erection of conservatory to rear
Location : 6 Ringway Chorley Lancashire PR7 2QD
Applicant: Mr & Mrs Wheeldon 6 Ringway Chorley Lancashire PR7 2QD

Plan Ref 05/00929/FUL **Date Received** 19.09.2005 **Decision** Refuse Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 14.11.2005

Proposal : Demolish existing out building and erect a single storey rear extension
Location : Beech Cottage Oakmere Avenue Withnell Lancashire PR6 8AX
Applicant: Mr And Mrs R W Thornley Beech Cottage Oakmere Avenue Withnell Lancashire

Plan Ref 05/00930/FUL **Date Received** 19.09.2005 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 11.11.2005

Proposal : Erection of rear conservatory,
Location : 31 Belmont Road Adlington Lancashire PR6 9PU
Applicant: Mr I Taylor 79 Brooklands Horwich Bolton Lancs BL6 5RW

Plan Ref 05/00931/FUL **Date Received** 12.09.2005 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 31.10.2005

Proposal : A detached garage and garden store
Location : 36 Kirkby Avenue Clayton-Le-Woods Preston Lancashire PR25 5SQ
Applicant: Mr Derrick Coley 36 Kirkby Avenue Clayton-Le-Woods Preston Lancashire

Plan Ref 05/00932/COU **Date Received** 19.09.2005 **Decision** Permit Full Planning Permission

Ward: Astley And
Buckshaw **Date Decided** 14.11.2005

Proposal : Change of use of open space to domestic curtilage and erection of new boundary fence with the erection of two garden sheds plus a retrospective app for a conservatory
Location : 60 Broadfields Astley Village Lancashire PR7 1XR
Applicant: Mr & Mrs Stephens 60 Broadfields Astley Village Lancashire PR7 1XR

Plan Ref 05/00933/OUT **Date Received** 16.09.2005 **Decision** Refuse Full Planning Permission

Ward: Eccleston And
Mawdesley **Date Decided** 27.10.2005

Proposal : Outline development of 1 No new two storey dwelling
Location : Land Adjacent To 383 Langton Brow Eccleston Lancashire PR7 5PB
Applicant: Mr John Thompson Atec Scaffolding, Unit 6a, Bannister Hall Works, Higher Walton, Off Shop Lane, Preston, PR5 4DZ

Plan Ref 05/00934/FUL **Date Received** 19.09.2005 **Decision** Permit Full Planning Permission

Ward: Eccleston And
Mawdesley **Date Decided** 11.11.2005

Proposal : Erection of single storey extension to bungalow, formation of pitched roof over existing flat roof and erection of detached garage/workshop,
Location : 47 Beechfields Eccleston Chorley Lancashire PR7 5RF
Applicant: Mr L Shaw 47 Beechfields Eccleston Chorley Lancashire PR7 5RF

Plan Ref 05/00935/FUL **Date Received** 21.09.2005 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 24.10.2005

Proposal : Erection of detached garage,
Location : 9 Alpine Road Chorley Lancashire PR6 8TW
Applicant: Mr P Lister 9 Alpine Road Chorley Lancashire PR6 8TW

Plan Ref 05/00936/FUL **Date Received** 19.09.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 14.11.2005

Proposal : Conservatory to the rear
Location : 84 Carr Meadow Clayton-Le-Woods Lancashire PR5 8HS
Applicant: Mr And Mrs Fenn 84 Carr Meadow Clayton-Le-Woods Lancashire PR5 8HS

Plan Ref 05/00941/FUL **Date Received** 21.09.2005 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 16.11.2005

Proposal : Erection of front porch
Location : 51 Grange Drive Coppull Lancashire PR7 5FG
Applicant: Phu Liet Tran 51 Grange Drive Coppull Lancashire PR7 5FG

Plan Ref 05/00943/FUL **Date Received** 20.09.2005 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 14.11.2005

Proposal : Demolish existing rear conservatory and out house, build new rear extension with balcony to upper floor and internal alterations
Location : West Hatch Long Lane Heath Charnock Lancashire PR6 9EQ
Applicant: Mr And Mrs Barron West Hatch Long Lane Heath Charnock Lancashire PR6 9EQ

Plan Ref 05/00944/FUL **Date Received** 16.09.2005 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 03.11.2005

Proposal : Erection of a detached garage
Location : 38 Lakeland Gardens Chorley Lancashire PR7 2LL
Applicant: Mr Andrew Worthington 38 Lakeland Gardens Chorley Lancashire PR7 2LL

Plan Ref 05/00946/FUL **Date Received** 19.09.2005 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 03.11.2005

Proposal : Rear Conservatory
Location : 9 Parkers Wood Close Chorley Lancashire PR7 2FD
Applicant: Mr J Holmes 9 Parkers Wood Close Chorley Lancashire PR7 2FD

Plan Ref 05/00948/FUL **Date Received** 21.09.2005 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 15.11.2005

Proposal : Erection of first floor extension to side and conversion of garage into study/day-room,
Location : 38 Fieldside Avenue Euxton Chorley Lancashire PR7 6JF
Applicant: Mr & Mrs Glen 38 Fieldside Avenue Euxton Chorley Lancashire PR7 6JF

Plan Ref 05/00960/FUL **Date Received** 28.09.2005 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 15.11.2005

Proposal : Erection of rear conservatory,
Location : 30 The Farthings Astley Village Lancashire PR7 1TP
Applicant: Mr & Mrs Charnley 30 The Farthings Astley Village Lancashire PR7 1TP

Plan Ref 05/00964/FUL **Date Received** 19.09.2005 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 03.11.2005

Proposal : Retrospective application for the replacement of shopfront
Location : Welcome Cafe 88 Market Street Chorley Lancashire PR7 2SF
Applicant: Mr D Aisncough Welcome Cafe 88 Market Street Chorley Lancashire PR7 2SF

Plan Ref 05/00974/TCON **Date Received** 30.09.2005 **Decision** No objection to Tree Works

Ward: Lostock **Date Decided** 10.11.2005

Proposal : Felling of 3 leylandii within Croston Conservation Area,
Location : 21 Rectory Close Croston Lancashire PR26 9SH
Applicant: Mr B Johnson 21 Rectory Close Croston Lancashire PR26 9SH

Plan Ref 05/00980/FUL **Date Received** 03.10.2005 **Decision** Permit Full
Planning
Permission

Ward: Chorley South **Date Decided** 15.11.2005
West

Proposal : Single storey side and rear extension
Location : 123 Draperfield Chorley Lancashire PR7 3PP
Applicant: Mr Fogg 123 Draperfield Chorley Lancashire PR7 3PP

Plan Ref 05/00990/LBC **Date Received** 07.10.2005 **Decision** Grant
Listed
Building
Consent

Ward: Lostock **Date Decided** 15.11.2005

Proposal : Replacement door, bricking up existing opening to side of porch and removal of
conservatory
Location : Gradwells Farm Southport Road Ulnes Walton Leyland Lancashire
Applicant: Mr And Mrs Aujila Gradwells Farm Southport Road Ulnes Walton Leyland
Lancashire

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Site Inspection Sub-Committee

Wednesday, 16 November 2005

Present: Councillor A Lowe (Chair), Councillor (none) (Vice-Chair) and Councillors Bedford, Culshaw, D Dickinson, T Gray, Heaton, Miss Iddon and Whittaker

05.SI.06 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Ball and Parr (Committee Members) and Councillors Mrs D Dickinson and S Smith (Ward Representatives).

05.SI.07 DECLARATIONS OF ANY INTERESTS

There were no declarations of interests declared.

05.SI.08 MINUTES

RESOLVED – That the minutes of the meeting of the Site Inspection Sub-Committee held on August 2005 be confirmed as a correct record and signed by the chair.

05.SI.09 PLANNING APPLICATION 05/00569/FUL

The Sub-Committee visited and inspected the location of the planning application that had been deferred by the Development Control Committee. The application sought approval to demolish an existing bungalow and construct a two storey house with detached double garage and workshop and associated external works at the Croftlands, 34, Grape Lane, Croston.

The Development Control Manager reported that the front elevation of the proposed replacement dwelling would be 2m closer to Grape Lane than the existing dwelling but pointed out that there was no set building line along the lane. There is also no set building design within the area and the application conforms with all the relevant policies and guidelines.

The application was viewed from various aspects, including the garden of one of the objectors, and the views of the Ward Councillor were considered.

RECOMMENDED – That the Development Control Committee grant planning permission for planning application 05/00569/FUL, subject to the following conditions:

1. The approved plans are:

Plan Ref.	Received On:	Title:
2473-05-01	16 May 2005	Existing Plans
2473-05-20	27 July 2005	Proposed Street Scene
2473-05-02F	22 August 2005	Proposed Elevations

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

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

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

3. 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, DC8A, HT3, HT7 and HS4 of the Adopted Chorley Borough Local Plan Review.

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

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

5. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

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

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and HT7 of the Adopted Chorley Borough Local Plan Review.

7. The existing vehicular access shall be widened in accordance with the Lancashire County Council specification for the Construction of Estate Roads, prior to the occupation of the approved dwelling.

Reason: To maintain the proper construction of the highway and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

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

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy Nos. DC8A and HS4 of the Adopted Chorley Borough Local Plan Review.

9. The doors in the south east elevation of the garage shall be side hung and constructed in timber. Side hung timber doors shall be retained at all times thereafter.

Reason: To ensure a visually satisfactory form of development and to protect the appearance of the locality and in accordance with Policy Nos. GN5 and HT7 of the Adopted Chorley Borough Local Plan Review.

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

submitted plan(s). The development shall only be carried out in conformity with the approved details.

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

05.SI.10 PLANNING APPLICATION 05/00500/FUL

The Sub-Committee visited and inspected the location of the planning application that had been deferred by the Development Control Committee. The application sought approval for the construction of tennis court and associated walls, fences and works at The Old Rectory, High Street, Mawdesley.

The Development Control Manager reported that this is an application to lay-out a hard surface tennis court on open land, formally in agricultural use, which has the benefit of planning permission for change of use of agricultural land to extended residential curtilage for the Old Rectory (04/983) whose existing garden curtilage adjoins this land. The application site adjoins open land to the west currently used as the graveyard to St. Peter's Church. The earlier planning permission took away permitted development rights for the use of the land and as such planning permission is required for this development. Also incorporated into the development are details of means of enclosure to both the site and the tennis court playing area as well as landscaping proposals for this area of land – both of which were required by planning condition. These details accompanying the application have been amended since its initial submission. A public footpath immediately abuts the application site. Its route was formally diverted prior to the applicant buying the land and obtaining planning permission for its reuse.

Members were concerned as to what effect the development would have on the openness of the Green Belt. The Sub-Committee viewed the proposed site from various aspects and considered the views of the Ward Councillor.

RECOMMENDED – That the Development Control Committee refuse permission to application 05/00500/FUL for the following reasons:

- 1. The proposed development would impact on the openness of the green Belt by virtue of the hardstanding and fencing required for the construction of the tennis courts and as such would be contrary to policy DC1 of the Adopted Chorley Borough Local Plan Review.***
- 2. The proposed development would impact on the amenities of those visiting the adjoining graveyard where quiet contemplation is currently enjoyed and as such would be contrary to policy EP 20 of the Adopted Chorley Borough Local Plan Review.***

05.SI.11 PLANNING APPLICATION 05/00686/FUL

The Sub-Committee visited and inspected the location of the planning application that had been deferred by the Development Control Committee. The application sought approval for the subdivision of an existing dwelling and associated works to form two new dwellings.

The Development Control Manager reported that the application proposes altering the internal layout of the property and dividing the property to create two residential units. The property has an existing two-storey rear extension which was permitted in 1979 (79/00386). The proposal incorporates removing this

extension and rebuilding it on a slightly smaller footprint than the existing extension.

The proposal also incorporates creating parking to the front of the properties for both properties with turning space. The driveway will be covered with Hexapath or similar to create the impression of a grassed area. There is a hedge proposed to the front boundary of the property and hedges at the rear to the rear boundary and dividing the two rear garden areas. It is also proposed to infill the existing pool.

The Chair of the Sub-Committee drew the other Members attention to the fact that the application is located within the Green Belt and the proposal incorporates subdividing the property to create two dwellings. As such the proposal is contrary to Policy DC1 of the Adopted Chorley Local Plan Review 2003 and PPG2: Green Belts. PPG2 states that the use of land (and the re-use of existing buildings) should not harm the purposes and objectives of the Green Belt. It is considered that the intensification of the use would detrimentally impact on the openness and visual amenities of the Green Belt.

The fact that a harm is small is not in itself a positive factor that weighs in favour of the proposal. As such, although the impact of the change of use might not be as significant as other proposals, it still represents inappropriate development that, by its very definition is harmful to the purposes and objectives of the Green Belt.

The Chair also pointed out that the applicant has not put forward any circumstances that are so special that they amount to very special circumstances that outweigh the harm caused by the development and justified change of use and rebuild works. Although the impact of the rebuild is small visually the fact that the harm is small does not make the development appropriate.

The Sub-Committee viewed the application from the front and rear aspects.

RECOMMENDED – That the Development Control Committee approve the application subject to the following conditions:

1. The development hereby approved must be begun within three years of the date of the approval

2. The development hereby permitted shall be carried out in accordance with the revised plans submitted on

Reason: for the avoidance of doubt and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan.

3. Before the development hereby approved is commenced full details of all boundary treatments shall be submitted to and approved by the Local Planning Authority such details as approved shall be implemented in full before the occupation of the dwellings.

Reason: To protect the appearance of the locality and the amenities of adjoining residents and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan.

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

Reason: To protect the appearance of the locality and the amenities of adjoining residents and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan.

5. The car parking layout shall be implemented in full before the occupation of the dwellings.

Reason: To protect the interests of users of the highway and in accordance with policy TR4 of the Adopted Chorley Borough Local Plan.

Chair

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Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	29.11.2005

ENFORCEMENT ITEM

SITING OF RESIDENTIAL CARAVAN FOR AGRICULTURAL WORKER AT LOSTOCK BRIDGE FARM, ULNES WALTON LANE, ULNES WALTON

PURPOSE OF REPORT

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

CORPORATE PRIORITIES

2. This report does not affect the corporate priorities

RISK ISSUES

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

BACKGROUND

4. A report appears earlier on this Agenda for a retrospective application for the retention of a temporary agricultural workers caravan for a period of two years. An outline application has also been submitted for a permanent dwelling at the same address. My recommendation is for planning permission for the caravan to be refused. If the committee agrees with the recommendation, given that the application is submitted in retrospect, then it would be expedient to take action for the reasons set out in the main report.

POLICY

5. The site is within the Green Belt as defined by policy DC1 of the Adopted Chorley Borough Local Plan Review. Within the Green Belt permission will not be granted, except in very special circumstances for the erection of new dwellings, other than for the purposes of agriculture, forestry, essential facilities for outdoor sport and outdoor recreation, cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it. Planning policy statement 7: Sustainable development makes it clear that residential use of a caravan would only be appropriate for a temporary period if it is essential to support a new farming activity.
6. Members will find a full copy of my report on the proposal earlier in the Agenda. The main issues to consider are whether the caravan represents appropriate development in the Green Belt and its effect on the character and appearance of the Green Belt.
7. This is an established farm, and the County Land Agent does not consider that recent expansion can be considered to constitute a new farming activity (see main report).

8. Insufficient evidence has been submitted to prove an agricultural need for a dwelling on the site, nor am I aware of any other circumstances to justify an exception to the objectives of national or local Green Belt Policy.
9. The caravan, is sited away from the main farm complex and in what was an open field. It is considered that the siting of the caravan intrudes unnecessarily in to the open and rural character of the area.
10. The development therefore represents inappropriate development and detracts from the character and appearance of the Green Belt and that enforcement action should be taken.

COMMENTS OF THE DIRECTOR OF FINANCE

11. There are no comments on this report.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

12. There are no comments on this report.

RECOMMENDATION

13. That it is expedient to issue an Enforcement Notice in respect of the following breach of planning control – without planning permission, a change of use of the land from agricultural use to a mixed use for agriculture and the siting of a residential caravan has occurred.

(a) Remedy for Breach

Remove the caravan from the land and discontinue the use of land.

(b) Period for compliance

Six months.

(c) Reason

The development is contrary to policies DC1, HS14 and HS15 of the Adopted Chorley Borough Local Plan Review, Planning Policy Guidance Note 2, Planning Policy Statement 7, being inappropriate development and harmful to the character and appearance of the Green Belt. There is no agricultural justification or no very special circumstances to justify an exception to the presumption against inappropriate development in the Green Belt.

JANE E MEEK
HEAD OF DEVELOPMENT AND REGENERATION

Report Author	Ext	Date	Doc ID
Helen Lowe	5229	16 November 2005	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		05/00527/FUL	Union Street Offices



ENFORCEMENT ITEM
Lostock Bridge Farm,
Ulnes Walton Lane,
Ulnes Walton,

SCALE
1:1,250

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