
Chief Executive's Office

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Date: 14 July 2006

Chief Executive: Donna Hall

Chorley
Borough Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 25TH JULY 2006

You are invited to attend a meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 25th July 2006 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Declarations of Any Interests**

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

3. **Minutes (Pages 1 - 14)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 20 June 2006 (enclosed).

4. **Planning Appeals and Decisions - Notification (Pages 15 - 16)**

Report of the Director of Development and Regeneration (enclosed).

5. **Planning Applications awaiting Decision (Pages 17 - 18)**

- (a) **A1: 06/00077/REMMAJ - Land Off Little Carr Lane, Chorley (Pages 19 - 28)**
- (b) **A2: 06/00266/FULMAJ - Chorley Business and Technology Centre, Euxton Lane, Euxton (Pages 29 - 36)**
- (c) **A3: 06/00580/REMMAJ - Gillibrand Hall Grounds, Grosvenor Road, Chorley (Pages 37 - 48)**
- (d) **A4: 06/00589/REMMAJ - Site 6 and 8, Buckshaw Avenue, Buckshaw Village, Lancashire (Pages 49 - 64)**

Continued....

- (e) A5: 06/00590/REMMAJ - Site 6 and 8, Buckshaw Avenue, Buckshaw Village, Lancashire (Pages 65 - 78)
- (f) A6: 06/00601/REMMAJ - Site 2, Buckshaw Avenue, Buckshaw Village, Lancashire (Pages 79 - 88)
- (g) A7: 06/00602/REMMAJ - Site 3, Buckshaw Avenue, Buckshaw Village, Lancashire (Pages 89 - 100)
- (h) A8: 06/00509/FULMAJ - Astley Park and Buildings, Park Road, Chorley (Pages 101 - 116)
- (i) B1: 06/00510/LBC - Astley Park and Buildings, Park Road, Chorley (Pages 117 - 120)
- (j) B2: 06/00534/FUL - Tan Pits Farm, New Road, Anderton (Pages 121 - 128)
- (k) B3: 06/00535/LBC - Tan Pits Farm, New Road, Anderton (Pages 129 - 134)
- (l) B4: 06/00536/LBC - Tan Pits Farm, New Road, Anderton (Pages 135 - 146)
- (m) B5: 06/00629/OUT - Cowling Business Park, Canal Side, Chorley (Pages 147 - 158)

6. **Site Inspection Sub-Committee**

To receive and consider the minutes of the meeting of the Site Inspection Sub-Committee held on 17 January 2006 (to follow).

7. **Reports of the Director of Development and Regeneration on selected cases determined following consultation with the Chair and Vice-Chair of the Committee** (Pages 159 - 160)

- (a) D1: 05/00193/FUL (Pages 161 - 166)
- (b) D2: 06/00288/FUL (Pages 167 - 172)
- (c) D3: 06/00556/FUL (Pages 173 - 178)
- (d) D4: 06/00638/COU (Pages 179 - 186)
- (e) D5: 06/00645/TEL (Pages 187 - 194)
- (f) D6: 06/00667/FUL (Pages 195 - 200)

8. **A list of Planning Applications Determined by the Chief Officer under Delegated Powers between 5 June 2006 and 7 July 2006** (Pages 201 - 222)

9. **Enforcement Report - 1-5, Pompian Brow, Bretherton** (Pages 223 - 228)

Report of the Development and Regeneration (enclosed).

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

Yours sincerely

J. M. Hall

Chief Executive

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Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair) and Councillors Kenneth Ball, Thomas Bedford, Eric Bell, Francis Culshaw, Alan Cain, Henry Counce, Dennis Edgerley, Daniel Gee, Roy Lees, Adrian Lowe, Miss June Molyneaux, Geoffrey Russell, Shaun Smith, Ralph Snape and Christopher Snow) for attendance.
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Rosaleen Brown (Senior Solicitor), Wendy Gudger (Development Control Manager) and Dianne Scambler (Trainee Democratic Services Officer) for attendance.

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

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

ان معلومات کا ترجمہ 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, 20 June 2006**

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Kenneth Ball, Thomas Bedford, Francis Culshaw, Alan Cain, Henry Caunce, Dennis Edgerley, Daniel Gee, Roy Lees, Adrian Lowe, Miss June Molyneaux, Geoffrey Russell and Ralph Snape

Officers: Jane Meek (Director of Development and Regeneration), Wendy Gudger (Development Control Manager), Peter Willacy (Planning Enforcement Officer), Brown (Senior Solicitor) and Dianne Scambler (Trainee Democratic Services Officer)

06.DC.23 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors E Bell, C Snow and S Smith.

06.DC.24 DECLARATIONS OF ANY INTERESTS

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

Councillor D Edgerley – Item 6a, A1: Planning Application 06/00423/FULMAJ

06.DC.25 MINUTES OF MEETING TUESDAY, 23RD MAY 2006 OF DEVELOPMENT CONTROL COMMITTEE

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 23 May 2006 to be confirmed as a correct record and signed by the Chair.

06.DC.26 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Director of Development and Regeneration giving notification of eight appeals that had been lodged against the refusal of planning permission, two appeals that had been dismissed, one appeal that had been allowed by the planning inspectorate and three appeals that had been lodged against enforcement action.

Members requested the Officers to monitor the level of appeals to identify any patterns of trends and report their findings back to this Committee at a later date.

**RESOLVED – 1. That the report be noted.
2. That the Director of Development and Regeneration monitor the appeal process and report back to the Members of this Committee at a meeting later in the year.**

06.DC.27 HOUSEHOLDER DESIGN GUIDANCE - SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The Director of Development and Regeneration submitted a report to update Members on the progress of the draft Householder Design Guidance Supplementary

Planning Document and to seek endorsement for the instigation of a formal consultation process in relation to the document which will form part of the Local Development Framework.

RESOLVED – 1. That Members endorse the draft document and recommend that Executive Cabinet approves it for consultation and community involvement purposes subject to ratification by Full Council.

2. That any minor textural and illustrative amendments be delegated to the Director of Development and Regeneration.

06.DC.28 PLANNING APPLICATIONS AWAITING DECISION

The Director 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.

(a) A1:06/00423/FULMAJ - 1 & 3, Southport Road, Chorley

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

Application no: 06/00423/FULMAJ

Proposal: Refurbishment of existing hostel and hotel to form 16 self contained flats with office space and sleep over area.

Location: 1 & 3, Southport Road, Chorley

Decision:

It was proposed by Councillor R Snape, seconded by Councillor K Ball, to refuse planning permission on highways grounds and the loss of amenity to the surrounding area. Councillor R Snape and Councillor K Ball also requested a recorded vote.

An amendment to the motion was proposed by Councillor A Lowe, seconded by Councillor F Culshaw, to grant full planning permission and was subsequently **RESOLVED (9:4) with Councillors T Bedford, F Culshaw, A Cain, H Counce, D Dickinson, D Gee, H Heaton, A Lowe and G Russell voting for the proposal and Councillors K Ball, R Lees, J Molyneaux and R Snape voting against the proposal, 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 windows marked as obscure glazed on the amended plan received 1 June 2006 (Drawing No. 03-597-PO2 Revision B) 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 No. GN5.

3. The approved plans are:

Plan Ref.	Received On:	Title:	
03-597-PO1 Rev A	1 June 2006	Proposed	Scheme
Development Plans			
03-597-PO2 Rev B	1 June 2006	Proposed	Scheme
Development Elevations			

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

4. Before the use of the premises hereby permitted is first commenced, the car parking shall be marked out in accordance with the approved plans. The car parking shall not thereafter be used for any purpose other than the parking and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

5. Before the use of the premises hereby permitted is first commenced, details of a boundary treatment to be erected to the rear of the building to prevent rear access, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the amenity of the area and in accordance with Policy No. GN5.

(b) A2:06/00494/FULMAJ - Vale Works, Star Lane, Horwich, Bolton

Application no: 06/00494/FULMAJ

Proposal: Residential development comprising 15 houses and 6 flats and associated works (amendments to part of that previously approved on applications 03/00214/FUL and 03/00529/FUL).

Location: Vale Works, Star Lane, Horwich

Decision:

It was proposed by Councillor F Culshaw, seconded by Councillor G Russell, and subsequently **RESOLVED to grant full planning permission subject to a Section 106 Agreement and the following conditions:**

1. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission or unless otherwise first agreed to in writing by the Local Planning Authority.

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

2. This consent relates to the following plans:

The works hereby permitted shall be carried out strictly in accordance with the following plans unless otherwise agreed in writing by the Local Planning Authority:

Plan Ref:	Received On:	Title:
	5 May 2006	Location Plan
GF1	20 April 2006	Standard Feather Edged Fence
GF2	20 April 2006	Low Feather Edged Fence
2278/DET/02	20 April 2006	Brick Piers and 1.8m High
Close Boarded Fence		
2205/PAL/04A	20 April 2006	Palmerston Plans and
Elevations		
2205/BUK/01B	20 April 2006	Buckingham Plans and
Elevations		
2205/BUH/01	20 April 2006	Buchanan Plans and Elevations
2205/ENN/01	20 April 2006	Ennerdale Plans and Elevations
2205/FA3/01	20 April 2006	Falkirk Plans and Elevations
G.1./2.	20 April 2006	Standard Single Garage Details
22095/T00	20 April 2006	Topographical Survey
PL01/311 Rev W	20 April 2006	Planning and Landscape
Layout		

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

3. No development shall take place until :

- a) a methodology for investigation and assessment of ground contamination has been submitted to and approved in writing by the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including British Standard 10175:2001 "Investigation of potentially contaminated sites - Code of Practice". The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;**
- b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;**
- c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works, a validation report containing any validation sampling results have been submitted to and approved in writing by the Local Planning Authority.**

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

4. 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.

5. 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.

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 EM2 of the Adopted Chorley Borough Local Plan Review.

7. No development shall take place until:-

a) a scheme for monitoring landfill gas migration has been submitted to and approved in writing by the Local Planning Authority;

b) all monitoring specified in the approved scheme (submitted under a) above), has been carried out and the results of the monitoring exercise, together with recommendations and specific proposals to render the site capable of development for housing have been submitted to the Local Planning Authority; and

c) the Local Planning Authority has given written approval to the development proceeding having regard to the results of the monitoring exercise and the recommendations and proposals submitted under b) above), and the carrying out of any required works in a manner and to a timetable to be agreed in writing with the Local Planning Authority. Upon completion of the works of remediation and treatment, a Validation Report shall be submitted to the Local Planning Authority.

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

8. 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.

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

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

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

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

11. 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, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.

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

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

13. The windows in the first floor of the western elevation of the dwelling on plot B1, first floor of the southern elevation of the dwelling on plot B6, first floor of the southern elevation of the dwelling on plot 87F and the first floor of the western elevation of the dwelling on plot 86F 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.

14. There shall be no direct vehicular or pedestrian access of any kind between the site and the M61 motorway. To this end a close-boarded fence or similar barrier not less than two metres high shall be erected along the frontage of the site with the motorway details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works associated with the development hereby permitted. The approved fence shall be erected, prior to the substantial completion of the development, a minimum of one metre behind the existing motorway boundary fence on the developer's land and independent of the existing fence and retained thereafter.

Reason: The use of a motorway by pedestrians is prohibited by law, a fence of the type specified is considered to be the minimum safety requirement for this type of development adjacent to the motorway

15. There shall be no development on or adjacent to any motorway embankment that shall put any embankment or earthworks at risk.

Reason: To protect the stability of the motorway.

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

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

17. 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.

(c) **A3:06/00499/FULMAJ - Healey View Care Home, Botany Brow, Chorley**

Application No;06/00499/FULMAJ

Proposal: Replacement Care Home for the Elderly

Location: Healey View Care Home, Botany Brow, Chorley

Decision:

It was proposed by Councillor A Lowe, seconded by Councillor D Edgerley, and subsequently **RESOLVED (7:0) to grant full planning permission subject to the following conditions:**

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

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

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

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

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

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

4. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:1991 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 Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.

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

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

6. 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.

7. 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 the approved plans) shall have been submitted to and approved in writing by the Local Planning Authority. The care home shall not be occupied until 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.

8. The approved plans are:

Plan Ref.	Received On:	Title:
CHR44-03D	17 th May 2006	Proposed
	Second Floor General	Arrangement
CHR44-05D	17 th May 2006	Proposed
Elevations		
-----	20 th April 2006	Location Plan
CHR44-43	20 th April 2006	Existing Site Layout
CHR44-06E	20 th April 2006	Proposed
Site Layout		
CHR44-01B	20 th April 2006	Proposed
Ground Floor General Arrangement		
CHR44-02B	20 th April 2006	Proposed
First Floor General Arrangement		

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

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

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review (superseded by Policy No. 7 of the JLSP)

10. Access to the site shall be from Daisy Fold only and there shall be no access from Botany Brow at any time.

Reason: In the interests of highway safety and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan.

(d) B1:06/00216/FUL - Land 100m South East Off Back House Farm, Hall Lane, Mawdesley

Application No:06/00216/FUL

Proposal: Formation of fenced off horse exercise area with all weather surface and erection of timber isolation stable/shelter with veterinary treatment area.

Location: Land 100m South East Of Back House Farm, Hall Lane, Mawdesley

Decision:

It was proposed by Councillor F Culshaw, seconded by Councillor D Edgerley, and subsequently **RESOLVED (7:0) to grant full planning permission subject to the following conditions:**

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

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

2. The building hereby permitted shall be used for the stabling of horses and

storage of associated equipment, bedding and feed only and shall not be used for any trade or business purposes (including the keeping of horses at livery or in connection with a commercial riding school).

In the interests of highway safety and the character and appearance of the area.

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

Reason: In the interests of the visual amenity of the area.

4. The permission hereby granted shall only enure for the benefit of a horse related charitable organisation and may not be implemented or occupied by any other person, company or organisation. Should the isolation unit/treatment building and associated hardstanding hereby permitted cease to be required for the purposes of the charity, it shall be removed from the land, together with all resultant materials, and the land shall be restored to its condition before the development took place.

Reason: The permission was granted having regard to the special circumstances advanced in support of the application, however the use would be inappropriate to the area unless only carried on by the applicant in the manner specified on the application.

5. The permission hereby granted is for the use of the land for the keeping and grazing of animals and the riding of horses and ponies only. The land shall not be used for any business purpose including the commercial training or schooling of horse and pony riders or for the holding of any events, competitions, trials, horse/pony club meetings or gymkhanas and does not imply or grant permission for installation of any system or sound amplification.

Reason : To define the permission and in the interests of the amenities of the occupiers of neighbouring properties and highway safety and in accordance with Policy No. EP8 of the Adopted Chorley Borough Local Plan Review.

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

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

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

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

8. The approved plans are:

Plan Ref.	Received On:	Title:
CF1712-50 B	6 June 2006	Proposed Exercise Area & Isolation/Veterinary Treatment Area
CF1712-51 B	6 June 2006	Location, Elevations & Plan of New Building

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

9. The building hereby permitted shall only be used by horses and ponies in the care of a horse related charity operating from the site. It shall not be used by any private individual or for commercial purposes

Reason: The permission was granted having regard to the special circumstances advanced in support of the application, however the use would be inappropriate to the area unless only carried on by the applicant in the manner specified on the application.

10. No development shall take place until a scheme of lighting has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail, which may have previously been submitted. Such a scheme should include details of the location (where they will be attached), the number and size of the lights and their luminance. Such a scheme shall be constructed and completed in accordance with the approved plans. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 or any re-enactment or associated legislation no further lighting shall be installed unless express planning permission is first obtained.

Reason: To define the permission and in the interests of the residential amenities of the adjacent property and in accordance with Policy Nos. DC1 and EP21A of the Adopted Chorley Borough Local Plan Review

(e) B2:06/00385/FUL - 89, Highways Avenue, Euxton, Chorley

Application No:06/00385/FUL

Proposal: Retrospective planning application for a 2m high boundary wall.

Location: 89, Highways Avenue, Euxton, Chorley

Decision:

It was proposed by Councillor D Gee, seconded by Councillor D Edgerley to defer the decision to allow the Site Inspection Sub-Committee to visit the development and make a recommendation to this Committee.

Councillor A Lowe proposed an amendment to the motion, seconded by Councillor R Lees and was subsequently **RESOLVED (9:4) to refuse the retrospective planning permission for the following reasons:**

1. The proposal, by reason of the height and siting of the boundary wall, would be visually obtrusive and detrimental to both the appearance and character of the street and the amenity of the area. This development is inappropriate as it does not relate well to the immediate surroundings which reflects a more open and sylvan character with softer boundary treatments. The proposal is therefore contrary to policy GN1 and GN5 of the Adopted Chorley Borough Local Plan Review.

(f) B3: 06/00469/FUL - 57, Lancaster Lane, Clayton-Le-Woods

Application No:06/00469/FUL

Proposal: Formation of pitched roof over existing flat roof front dormer (retrospective).

Location: 57, Lancaster Lane, Clayton-Le-Woods, Leyland

Decision:

It was proposed by Councillor T Bedford, seconded by Councillor D Edgerley and subsequently **RESOLVED (10:0) to defer the decision to allow the Site Inspection Sub-Committee to visit the site of the proposed development.**

(g) B4:06/00547/FUL - 77 Water Street, Chorley

Application No:06/00547/COU

Proposal: Change of use from takeaway to mixed use with restaurant and takeaway, also retrospective planning application for the erection of a single storey rear extension and internal disabled toilet.

Location: 77, Water Street, Chorley

Decision:

It was proposed by Councillor D Edgerley, seconded by Councillor A Lowe, and subsequently **RESOLVED (9:0) to refuse planning permission for the following reason:**

1. The development will give rise to additional noise and disturbance which will be detrimental to the amenities of nearby residential properties which is contrary to policy EP20 of the Adopted Chorley Borough Local Plan.

(h) B5:06/00563/FUL - Land to rear of 243, Chapel Lane, Coppull, Chorley

Application No:06/00563/FUL

Proposal: Proposed Stables

Location: Land to the Rear of 243 Chapel Lane, Coppull, Chorley

Decision:

It was proposed by Councillor K Ball, seconded by Councillor F Culshaw and subsequently **RESOLVED to grant full planning permission subject to the following conditions:**

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

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

2. The stables hereby permitted shall be used for the stabling of horses and 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.**

3. Before the use of the stables is commenced the midden shall be fully constructed and available for use.

Reason: 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.

06.DC.29 A REPORT OF THE DIRECTOR OF DEVELOPMENT AND REGENERATION ON SELECTED CASES DETERMINED FOLLOWING CONSULTATION WITH THE CHAIR AND VICE-CHAIR OF THE COMMITTEE

The Committee received for information, reports by the Director of Development and Regeneration on the following category '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-Chair of the Committee.

Application no: 06/00400/FUL

Proposal: Erection of horticultural glasshouse

Location: Bancroft Cottage, Higher Simpson Fold, Wheelton

Decision: Planning permission granted.

Application no: 06/00405/FUL

Proposal: Change of use to convert 2 properties to 6 apartments

Location: 8, 10 and 10a, Market Street, Adlington, Chorley
 Decision: Planning permission granted.

Application no: 06/00420/FUL

Proposal: Proposed stable block
 Location: Land 20m South West of Cockers Farm, Long Lane, Heath Charnock
 Decision: Planning permission granted

Application no: 06/00465/TPO

Proposal: Crown and thin two sycamores and remove a third covered by TPO1 Whittle-Le-Woods 1985
 Location: 11, Chorley Old Road, Whittle-Le-Woods, Chorley
 Decision: Consent granted for tree works

Application no: 06/00484/FUL

Proposal: Erection of retrospective greenhouse (16m x 27m)
 Location: Pole Green Nurseries, Church Lane, Charnock Richard
 Decision: Retrospective planning permission granted.

Application no: 06/00508/FUL

Proposal: Proposed replacement dwelling and double garage
 Location: 83, Wigan Road, Euxton, Chorley
 Decision: Planning permission granted.

Application no: 06/00532/FUL

Proposal: Amendment to design of crematorium building previously approved incorporating an extension to the building.
 Location: Land opposite Brow Cottage, Preston Road, Charnock Richard, Chorley
 Decision: Planning permission granted

Application No: 06/00566/TEL

Proposal: Telecommunications Installation Comprising 14.7m High monopole supporting 3 no antennas, 1 dish with Development Ancillary
 Location: Shaw Hill Bridge, Preston Road, Whittle-Le-Woods
 Decision: Prior App not reqd – Telecom

Application no: 06/00577/FUL

Proposal: Erection of offices and store
 Location: Land North of 20 Union Street, Whittle-Le-Woods
 Decision: Planning permission granted

RESOLVED – That the reports be noted.

06.DC.30 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 8 MAY 2006 TO 2 JUNE 2006

The Director of Development and Regeneration presented, for Members information, a schedule listing the remainder of the planning applications that had been determined by the Chief Officer under delegated powers between 8 May 2006 and 2 June 2006.

RESOLVED – That the schedule be noted.

06.DC.31 ENFORCEMENT REPORT - 57, LANCASTER LANE, CLAYTON-LE-WOODS

The Committee considered a report of the Director of Development and Regeneration on the expediency of taking enforcement action in respect of the demolition of the pitched roof over existing flat roof front dormer at 57, Lancaster Lane, Clayton-Le-Woods.

It was brought to Members attention that a retrospective planning application for the formation of a pitched roof over an existing flat roof front dormer to property at 57, Lancaster Lane, Clayton-Le-Woods appeared on this agenda.

RESOLVED – That the report be deferred to allow members of the Site Inspection Sub-Committee to visit the site of the development.

06.DC.32 ENFORCEMENT REPORT - 89, HIGHWAYS AVENUE, EUXTON

The Committee considered a report of the Director of Development and Regeneration on the expediency of taking enforcement action to secure the demolition of brick wall, 2 metres in height adjacent to highway used by motor vehicles at 89, Highways Avenue, Euxton.

It was brought to Members attention that a retrospective planning application for the erection of a 2-metre high boundary wall to property 89 Highways Avenue, Euxton, had been refused by the Committee earlier in this meeting.

RESOLVED – That it is expedient to issue an Enforcement Notice in respect of the following breach of planning control:

1. Without planning permission the erection of a brick wall adjacent to a highway used by vehicular traffic, which is over 1 metre in height.

a) Remedy for breach

- (i) Reduce the height of the brick pillars and close boarded timber fence panels between points A and B, as shown on the attached plan, to a height of 1 metre when measured from ground level, thereby benefiting as permitted development granted by virtue of, schedule 2. Part 2, Class A, The Town and Country Planning (General Permitted Development) Order 1995.**
- (ii) Remove all material resultant from the works carried out under 9 (ai) from the land.**

b) Period for Compliance

56 days

c) Reason

The height of the brick pillars would be visually obtrusive and detrimental to both the appearance and character of the street and the amenity of the area. This development is inappropriate. As it does not relate well to the immediate surroundings, which reflect a more open and sylvan character with softer boundary treatments. The proposal is therefore contrary to policies GN1 and GN5 of the Adopted Chorley Borough Local Plan Review.

Chair

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	25.07.2006

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- To advise Committee of notification received from the Planning Inspectorate, between 7 June and 7 July 2006, of planning and enforcement appeals that may have been lodged or determined. Also of notification of decisions received from Lancashire County Council and other bodies.

CORPORATE PRIORITIES

- This report does not affect the corporate priorities

RISK ISSUES

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

PLANNING APPEALS LODGED

- Appeal by Mr Nozir Ali against the refusal of planning permission for change of use from A1 (newsagents) to A3 (hot food take-away) at 355 Preston Road Clayton-Le-Woods (Application no. 06/00013/COU).
- Appeal by Mr S R Pearson against the refusal of planning permission for a retrospective covered walkway between two buildings at Sitchcroft Farm, Brown House Lane, Wheelton (Application no. 06/00084/FUL)
- Appeal by C Tec Research and Development against the refusal of planning permission for removal of condition No 8 of planning approval Ref 05/00015/FUL relating to obscure glazing in the front elevation first floor windows at Towngate Works, Dark Lane, Mawdesley (Application no. 06/00333/FUL)
- Appeal by Mr A Muir against the refusal of planning permission for the erection of a summerhouse at 4 Home Farm Mews, Grape Lane, Croston (Application no. 05/01001/FUL)

PLANNING APPEALS DISMISSED

- Appeal by Thomas Mawdesley & Sons against the refusal of outline planning permission for the redevelopment of a 670 metre section of former railway line to form a linear park/recreational walkway and the part filling of land to facilitate the erection of 4 detached dwellings and the construction of a new access road at Former Railway Cutting east of Blackburn Brow, Chorley (Application no. 05/01006/OUTMAJ)



PLANNING APPEALS ALLOWED

- 9 Appeal by Mr and Mrs Bolton against the refusal of planning permission for side extension and attached garage to front of property at 31 Cedar Field, Clayton-le-Woods (Application no. 05/01065/FUL)

DECISIONS BY LANCASHIRE COUNTY COUNCIL

- 10 Permission granted for infill to courtyard to provide staff room at Euxton Primrose Hill Primary School (Application No. 06/00506/CTY).
- 11 Permission granted for variation of condition 2 of planning permission 09/02/0792 to amend the levels of Withnell Landfill Site, Withnell (Application No. 06/00505/CTY)
- 12 Refusal of permission for phased extraction of sand and gravel and infilling with inert construction, demolition and excavation waste for restoration back to agriculture and conservation at Sandons Farm, Adlington (Application no. 05/00018/CTY)
- 13 Permission granted for the erection of a two storey detached 8 bedroomed house, garden and 6 car park spaces at Rydal House site, Chorley Hall Road, Chorley (Application no. 06/00303/CTY)

RECOMMENDATION(S)

- 14 That the report be noted

J E MEEK
 DIRECTOR OF DEVELOPMENT AND REGENERATION

Background Papers			
Document	Date	File	Place of Inspection
4 Letter from Planning Inspectorate	2/6/06	06/00013/COU	Union Street Offices
5 “	9/6/06	06/00084/FUL	“
6 “	12/6/06	06/00333/FUL	“
7 “	5/7/06	05/01001/FUL	“
8 “	21/6/06	05/01006/OUTMAJ	“
9 “	20/6/06	05/01065/FUL	“
10 Letter from Lancashire CC	14/6/06	06/00506/CTY	“
11 “	23/6/06	06/00505/CTY	“
12 “	29/6/06	05/00018/CTY	“
13 “	30/6/06	06/00303/CTY	“

Report Author	Ext	Date	Doc ID
Louise Taylor	5346	13/7/06	ADMINREP/REPORT

Report

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	25.07.2006

PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	06/00077/REMMAJ	Approve Reserved Matters	Land Off Little Carr Lane Chorley
A. 2	06/00266/FULMAJ	Permit (Subject to Section 106)	Chorley Business And Technology Centre Euxton Lane Euxton PR7 6TE
A. 3	06/00580/REMMAJ	Approve Reserved Matters	Gillibrand Hall Grounds Grosvenor Road Chorley
A. 4	06/00589/REMMAJ	Permit (Subject to Section 106)	Site 6 And 8 Buckshaw Avenue Buckshaw Village Lancashire
A. 5	06/00590/REMMAJ	Permit (Subject to Section 106)	Site 6 And 8 Buckshaw Avenue Buckshaw Village Lancashire
A. 6	06/00601/REMMAJ	Approve Reserved Matters	Site 2 Buckshaw Avenue Buckshaw Village
A. 7	06/00602/REMMAJ	Approve Reserved Matters	Site 3 Buckshaw Avenue Buckshaw Village
A. 8	06/00509/FULMAJ	Permit Full Planning Permission	Astley Park And Buildings Park Road Chorley
B. 1	06/00510/LBC	Refer to GONW	Astley Park And Buildings Park Road Chorley
B. 2	06/00534/FUL	Permit Full Planning Permission	Tan Pits Farm New Road Anderton PR6 9HG
B. 3	06/00535/LBC	Permit Full Planning Permission	Tan Pits Farm New Road Anderton PR6 9HG
B. 4	06/00536/LBC	Grant Listed Building Consent	Tan Pits Farm New Road Anderton PR6 9HG
B. 5	06/00629/OUT	Permit Outline Planning Permission	Cowling Business Park Canal Side Chorley PR6 0QL

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Item A. 1 06/00077/REMMAJ Approve Reserved Matters

Case Officer Mr Simon Pemberton

Ward Chorley South East

Proposal **Reserved matters application for the construction of residential development comprising 56 dwellings, open space and associated infrastructure (04/01457/OUTMAJ).**

Location **Land Off Little Carr Lane Chorley Lancashire**

Applicant **Persimmon Homes (Lancashire) Ltd**

Proposal: This reserved matters application proposes the construction of residential development comprising 56 dwellings, open space and associated infrastructure. The application is submitted pursuant to outline approval for residential development (reference 04/01457/OUTMAJ). The outline application included details of access only, which was proposed from Little Carr Lane. This application was approved by decision notice dated 5 October 2005.

The site extends to 1.29 hectares adjacent to Little Carr Lane and is roughly triangular in shape. The site is currently in an undeveloped, natural state with groups of trees in various positions on the land and shrub vegetation covering large areas of it. The site was previously part of the land adjoining the Former Vertex Training and Conference Centre (VTCC), and is accessed by the access road to the training centre.

There is a row of mature trees along the north eastern site boundary opposite the Marconi factory site and adjacent to Little Carr Lane. These were made the subject of a tree preservation order during the consideration of the outline application. The site is predominantly lower lying than the adjacent highways. The site excludes a triangular shaped segment of land adjacent to the access to the adjacent training centre site and a sub-station.

The proposed development comprises a total of 56 dwellings. These have been arranged around the periphery of the site to present an open estate with a small area of public open space in the centre that is overlooked by all the properties. The dwellings themselves comprise of 2 – 4 storey terraces and apartments. Two apartment buildings are located at the entrance to the site. These are predominantly 3 storey, with some further accommodation provided in part of the roofspace. Each apartment block incorporates 17 apartments, 15 of which are two bed, 2 are 1 bed. The remaining dwellings are a mix of 3 and 4 bedroom properties.

Policy: The majority of the site is allocated as a housing site in the Chorley Borough Local Plan Review under policy HS1 (allocation HS1.22a). However, the outline application site included land to the south that is allocated for employment and industrial use under policy EM1 of the Local Plan (allocation ref: 16 Red Bank – 3.4 hectares). The housing land allocation is upon 0.8 hectares. The encroachment of the application site into the allocated employment

land is by a strip of land measuring 130m x 30m (approximately 0.4 hectares).

However as the principle of residential development has already been established the policies in the development plan that are relevant to the application are limited to those relating to the details submitted with the application.

In this respect the following policies are directly applicable:

Regional Spatial Strategy (RPG13) – DP3, ER2, ER5, and ER6.
Chorley Borough Local Plan Review 2003 – GN5, EP2, EP4, EP9, HS4 and TR4
Joint Lancashire Structure Plan (2005) – Policy 21

In addition the Council has published Supplementary Planning Guidance on “Planning Guidelines for Trees and Development” and “Design Guidance” which is also relevant to the consideration of the application.

Planning History: The only application of immediate relevance to the current proposal is the outline planning permission that has been granted on the site and referred to above.

Consultations: Comments have been received from the following organisations:

British Coal - Standing advice

County Strategic Planning - Raise no objections at this time.

County Highways - No objection subject to confirmation of the Section 106 agreement to facilitate the construction of the Eaves Green Link Road.

CBC Highways/Drainage - Some reservations about the scheme in terms of layout, access to parking

County Ecologist – Considers that additions and amendments need to be made to the on site mitigation / compensation need to be made. That water vole protection measures should be submitted and agreed prior to the commencement of development

MAPS – No comments on the initial proposal, however wishes to see the bin stores to be of substantial construction, ensure that boundary fencing is at least 1.8m in height and has some reservations about the position of the parking for plots 27 and 28.

CBC Landscape – No objections in principle to the application, although some detailed comments on the landscaping scheme

Representations: A single letter of representation has been received from a nearby resident in response to the consultation exercise. This letter raises the following concerns:

- Increased traffic on Carr Lane causing a danger to other road users and pedestrians
- Inability of local facilities (schools, doctors and shops) to accommodate the proposed development
- Loss of green land
- Impact on wildlife

- Noise, disturbance, loss of light and privacy through the building work and increased traffic

Assessment:

The consideration of this application, being a reserved matters application, is limited to details related to those matters being applied for. This includes the siting, design, and external appearance of the proposed dwellings. As a consequence, it is largely the design and layout of the proposed development that is to be considered.

The site is situated to the south of Chorley in an area of varied uses including industrial and residential use. This part of the town developed during the 20th century and thus displays a number of differing spatial characteristics. However, the over-riding streetscape form is that of suburban sprawl, essentially made up of a combination of semi-detached houses and bungalows. Immediately to the south of the site is an area of open landscape that provides a termination to this urbanisation and thus will require any development on this site to relate comfortably in a varied contextual state.

The approach taken by the applicant has been largely influenced by the triangular nature of the site and the substantial belt of perimeter trees. The initial layout of the site proposed by the applicant was considered to be unacceptable. There has subsequently been extensive negotiation with the applicant to create an acceptable design solution.

Because of the surrounding trees it has not been practicable to create a development that faces towards the existing highways. Rather, the proposals are oriented around a residential cul-de-sac allowing the mature trees to dominate the private garden areas and retain much of the site's existing appearance in views from the immediate locality. Where possible open spaces have been created on site frontages to facilitate the long term retention of the trees and the open and sylvan character of the site.

The entrance to the site from Little Carr Lane passes through the tree belt, at a position agreed on the outline planning application. This passes between a pair of apartment blocks angled to form a visual gateway into the development. The blocks are of 3 storey height where they face the entrance, reducing to 2½ storeys where they lead into the site. Apartments have been used in this location to facilitate an open frontage as they will not have an enclosed curtilage but will rely on the surrounding open land for their amenity space.

The remainder of the development with few exceptions, is of short terraces of 2 and 2½ storey houses laid out around, and providing visual enclosure of, a central public space within which is the pedestrian and vehicle access and landscaped amenity open space.

The elevations to the buildings defining this space are all oriented towards it, with main doors and windows contributing to a traditional street scene and providing for natural surveillance of the public areas.

The dwellings utilise a restricted number of house types which will help meet the housing needs of a wide a range of future occupiers.

A simple palette of materials will be required with a good quality red brick and slate to relate to typical materials for the area including surrounding developments. This can be the subject of an appropriate condition.

The proposed house types are mixed within the short terraces to provide variety and visual interest within a consistent theme of traditional pitched roof construction, form and facing materials. The house types have been amended to ensure that detailing is consistent across the dwelling types, with special attention being paid to dormer design. Brick detailing, for instance contrasting string courses, is carried across the elevations and the scale, form and design of doors, fenestration and balconies also contribute to the unity of the elevational treatment. Garage doors are set back from the face of the elevation to bring additional relief to the front elevations.

There is clear differentiation between public and private domains within the layout with a good degree of overlooking / natural surveillance of public areas. The landscaping scheme has been amended to take account of the revised layout and the context of the site and builds upon the mature trees which will be visible above and between buildings.

As such it is considered that the proposed layout and design of the properties is acceptable.

Whilst this is a reserved matters application relating to outline planning permission 04/0147/OUTMAJ. Condition 4 of that outline consent requires full details of mitigation measures to be implemented with regard to protected species, and proposed phasing measures, to be submitted as part of the reserved matters application. A report was submitted during the course of the application prepared by AMEC (May 2006). The purpose of this was to assess the existing nature conservation value of the site and incorporate within the design and layout measures to maximise the nature conservation value of the site.

An effort has been made in the scheme layout to create the largest possible area of mesotrophic grassland within the area of managed open space to replace the existing habitat. However the County Ecologist advises that the specific guidance given in the Joint Lancashire Structure Plan Supplementary Planning Guidance on Landscape and Heritage should be followed. Accordingly, the applicants have amended their planting proposals for the managed open space. Wherever possible North West England provenance seed sources will be used.

As part of a residential development there is very limited scope to connect all areas of managed open space on site with areas of natural habitat outside the site. Notwithstanding this, connectivity will be maintained along the wooded margins of the site to the south west and the south east.

The existing site, being low lying is quite damp. It is proposed to create a pond within the site with marginal areas to seek to recreate to some extent this habitat. While some marginal areas of mesotrophic grassland in the west of the site will be shaded, the majority of pond, damp and drier mesotrophic grasslands within the area of managed open space will not be shaded. The

applicant intends to put in place a programme of arboricultural works prior to the creation of pond, damp and drier mesotrophic grassland habitats to trim overshadowing branches which maintaining aesthetically pleasing shape to perimeter trees.

While a proportion of the perimeter trees will be located in the gardens of properties, there remain a number of trees within the managed open space in the east of the site and the sewer easement in the west abut directly onto adjacent green space.

The survey report identified the possible presence of water dock (*Rumex hydrolapathum*). The applicant advises that a further visit to site to collect voucher specimens of the plant identified in the AMEC May (2006) report as water dock will be sent for positive identification to Dr Hugh McAllister who is the Curator of the Herbarium at Liverpool University's Ness Botanic Gardens. Should the specimens be positively identified arrangements will be made for the retention of this species, through translocation, into the marginal aquatic habitat proposed in the managed open space of the site.

Whilst the site is some distance from any appropriate habitat, there has been some debate as to the presence of water voles on the site. The burrows of which are protected in UK law. The applicant advises that despite further survey for water voles in 2006, there was little evidence to confirm their presence on site. The general conclusion from the 2006 survey was that if there had been a very small population of water voles on site in 2005 (one or two individuals at most), their general isolation from any permanent water body and the distance of this corner of the site from damp ditches and areas of damp grassland off site further south may have led to them evacuating the site.

It was proposed in the AMEC May (2006) report that precautionary mitigation for water vole should be carried out on site. Taking on board Lancashire County Council's comments, this would involve four elements which will follow the guidance provided by Strachan (1998), each of which would be agreed in advance with Lancashire County Council's Ecologist and with Chorley Borough Council:

- (a) A water vole survey prior to the start of construction activities on site,
- (b) If signs of water vole are discovered during that survey, mitigation measures to protect water vole during the construction phase would be agreed,
- (c) If signs of water vole are discovered during the survey, mitigation measures would be agreed to enhance a receptor area for water voles, temporarily isolating the area from the rest of the site during construction works and translocating water voles into this area, and
- (d) Detailed design of water vole habitat would be agreed, associated with the new pond and damp grassland on site.

This is a matter that could be appropriately conditioned.

In relation to highways, this is a heavily constrained site with peripheral trees and a fixed access point. This severely restricts the options in relation to the detailed highway alignment. The initial concerns of the Local Highways Authority have largely been addressed in the revised proposal. The constraints arising from

the shape of the site the need to protect its peripheral trees as well as meeting standards for space around dwellings and open space provision means that any significant change to the horizontal alignment on-site highways will require a redesign of the whole scheme, which is neither appropriate or justified at this late stage. As such it is considered that the proposal represent a satisfactory compromise between the competing interests and constraints on the site

Recommendation: On balance, and bearing in mind that the principle of the development has already been establish with the approval of the outline planning permission, it is considered that subject to appropriate conditions pertaining to materials and nature conservation, that the proposal represents an acceptable form of development. The application is therefore recommended for approval subject to the following conditions:

Recommendation: Approve Reserved Matters

Conditions: –

1. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved unless otherwise first agreed in writing by the Local Planning Authority.

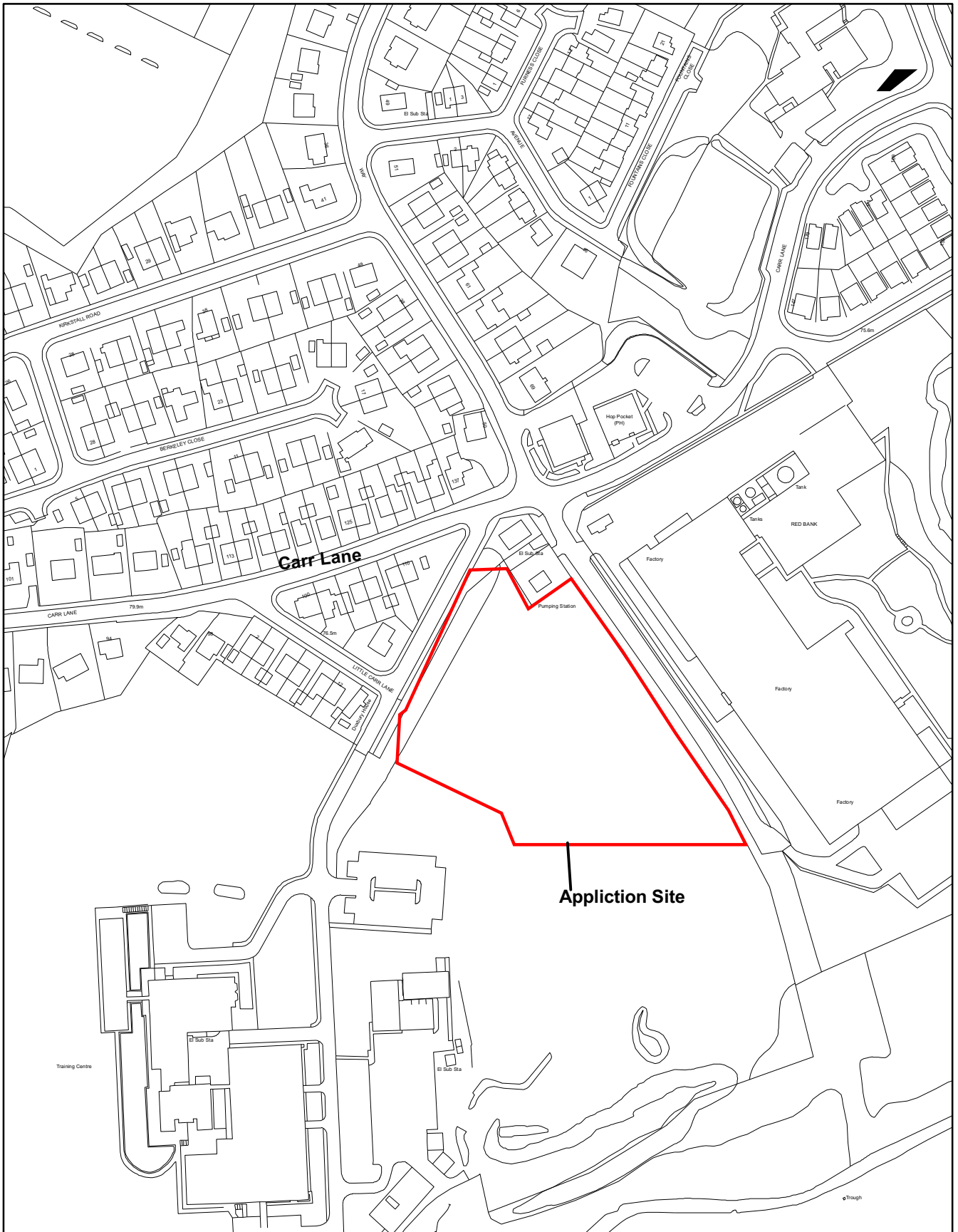
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy GN5, of the Chorley Borough Local Plan Review (2003).

2. During the construction period, all trees to be retained shall be protected by fencing in accordance with BS5837 (2005): 'Trees in Relation to Construction' as set out in the tree survey hereby approved. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should be considered sacrosanct and should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

Reason: To safeguard the trees to be retained and in accordance with Policies EP9 and HT9 of the Chorley Borough Local Plan Review (2003).

3. No development shall commence unless and until the nature conservation investigation / survey work in accordance with the details submitted pursuant to condition 4 of the outline planning permission have been agreed in writing with the Local Planning Authority and implemented in full, or in accordance with the agreed timing. No dwelling shall be occupied until all those works have been completed.

Reason: In order to secure the nature conservation interest of the site in accordance with condition 4 of the outline application and policy 21 of the Joint Lancashire Structure Plan (2005) and GN5 of the Chorley Borough Local Plan Review 2003.



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

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Application Number:
06/00077/REMAJ

Grid Ref:
E: 358914
N: 416126

Scale:
1:2,500

Agenda Item No.
A1

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Grid Ref:
E: 358914
N: 416126

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Item A. 2 **06/00266/FULMAJ** **Permit (Subject to Section 106)**

Case Officer **Mrs Helen Lowe**

Ward **Euxton North**

Proposal **Proposed 2no. three storey office units and service roads, landscape areas and car parking.**

Location **Chorley Business And Technology Centre Euxton Lane Euxton Lancashire PR7 6TE**

Applicant **Mr J Hindle**

Proposal This application proposes the erection of two, three storey office blocks (with a combined floor area of 3226 sq m) at Chorley Business and Technology Centre, Euxton Lane. The application site comprises an area of land at the junction of Euxton Lane and Central Avenue. It is bounded to the north by the railway line. Access to the site is via an unadopted road from the Milestone Meadow estate.

Planning Policy The following policies from the Adopted Chorley Borough Local Plan Review are considered relevant:
GN1 Settlement Policy – Main Settlements
GN2 Royal Ordnance Site, Euxton
GN5 Building Design and Retaining Existing Landscape Features and natural Habitats
EM1 Employment Land Allocations
EM2 Development Criteria for Industrial/Business Development
TR1 Major Development –Tests for Accessibility and Sustainability
TR4 Highway Development Control Criteria

The following central government guidance is also considered relevant:

Planning Policy Guidance Note 4: Industrial, Commercial Development and Small Firms

Planning Policy Statement 6: Planning for Town Centres

Planning History There is no relevant planning history for the application site itself, however recently permission was granted for four two storey office blocks adjacent to this site (ref. 9/04/00626/FULMAJ). These units are currently under construction.

Consultees Responses

The following consultee responses have been received:

Environmental Protection: No objections

Head of Planning Policy: The application site lies partly within the Royal Ordnance Site, as designated by Policy GN2. This Policy states that the development of the site will be for mixed uses, which includes employment uses in class B1. Part of the proposal also lies predominantly in the boundaries of the allocated EM1.11 employment site, where use classes B1 or B2 are acceptable, but also crosses into the Euxton settlement, covered by Policy GN1. However, PPS6 classifies offices as a main town centre use.

Therefore unless the offices are ancillary to a current use on the site, the applicant should demonstrate that the development is of an appropriate scale, that there are no more central sites for the development, that there are no unacceptable impacts on existing centres and that the development is in an accessible location.

Lancashire County Council Highways: recommends that a simple transport assessment should be carried out by the developer and that the levels of parking to be provided do not meet the requirements set out in the Joint Lancashire Structure Plan 2001-2016 "SPG Access and Parking", in terms of provision of spaces for the mobility impaired and cycle/motorcycle provision. It is also requested that a cycle/pedestrian link to the Euxton Lane/Central Avenue and bus stops/cycle routes.

Following the receipt of amended plans and completed simple transport assessment form the County Highways Engineer states that they have no further comments to make on the accessibility of the site. The footway/cycle link to Euxton Lane is welcomed, however the mobility paces and pedestrian routes to the buildings are not well located, safe or provide adequate access to the buildings. Secure cycle lockers should be provided.

Engineering Services Group: make the following comments:

- No traffic capacity issues exist at present at the soon to be adopted junction of Euxton Lane, however major problems are reported from residents of Milestone Meadow of the excessive speed of vehicles exiting the industrial estate;
- This increase in trips into and out of the proposal would exacerbate this. Monies/contribution should be sought to calm existing traffic exiting East Terrace from the developer;
- The private road is unsuitable for adoption and unsuitable for this level of increased traffic.

Lancashire County Council Strategic Planning and Transport: considers the proposal to be acceptable in principle in terms of strategic planning policy. The level of parking proposed is acceptable, but the draws attention to the need to provide parking for the mobility impaired, bicycles and motorcycles. It is also recommended that a developer contribution be sought towards transport improvements. It is noted that existing development in the area is contributing towards the provision of a new bus service along Central Avenue and the construction of a new railway station.

Urban Designer/Conservation Officer: Whilst design principles held within this scheme have been accepted previously elsewhere on this site, the scale and prominence of the proposed buildings makes it extremely important that a standard of design is achieved that complements the surrounding area. The Urban Design officer then goes on to suggest a number of improvements that could be made to improve the appearance of the building (such as increasing the verticality of the building, altering the escape stairs and importance of achieving suitable boundary treatments).

Third Party Representations

One letter has been received from a resident of Milestone Meadow. They make the following comments:

- The developer should be required to improve the section of

the East Terrace Access Road. Vehicles leaving the Technology Centre come round the corner at such a speed that vehicles turning right from Milestone Meadow frequently have to brake sharply to avoid a collision. There is also a lack of pedestrian footpaths on this section.

Applicant's Case

The applicant has put forward the following in support of the application:

- The site is located in a very sustainable location. It is immediately adjacent to a regular bus service which will be enhanced in the near future as a result of the continuing development of Buckshaw Village. The site is within 200m of the proposed Buckshaw Village Railway station and there is an existing and proposed cycle network in the area.
- There are good vehicular transport networks surrounding the site giving easy road access to the M6 and M61 motorways.
- The area is developing into a commercial centre which is an integral part of the Buckshaw Village development and allows opportunities for residents of the development and other nearby residential areas to work within walking distance of their homes;
- There is positive interest from a local office of a UK plc company in taking one of the two proposed buildings (which unfortunately cannot be named as yet) and a recent property search has revealed that no such accommodation exists in Chorley Town Centre (this information has been supplied by a Chartered Surveyor/Property Consultant);
- Chorley and Euxton in particular is the preferred location for this particular company who have related service suppliers and sister organisations close by.

Assessment

Policy GN2 states that high quality and phased development at the Royal Ordnance site will be permitted for purposes appropriate to the concept of an urban village. Policy GN5 advises that proposed developments should be well related to their surroundings, including public spaces and with landscaping fully integrated into the overall scheme. Policy EM2 details the criteria that employment developments should meet, including the provision of suitable and safe access by a variety of means and the need for suitable design and landscaping. Proposals should also not prejudice future or current economic activities within nearby areas.

The number of parking spaces to be provided (87). Of these, 10 are mobility impaired spaces. An additional 6 spaces have been made available for motor cycles and space for cycle parking has been indicated (although not the form that this would take). This provision accords with the Lancashire County Council Adopted Parking Standards.

The concerns of the County and Borough Highway Engineers regarding the unsuitability of the access road are noted. However it is considered that in light of other recent permissions nearby it would be difficult to refuse the permission on these grounds. With regard to the need to seek a financial contribution from the developer towards highway/accessibility improvements, again it is considered that this would be unreasonable as contributions were not sought for the earlier permission and the basis for the figure suggested by the County Council Strategic Planning and Transport

section is an as yet unadopted document. The proposal is therefore considered to accord with policies TR1 and TR4.

Aside from the issues of highway safety, it is not considered that the proposal would give rise to any undue loss of amenity for residents of the nearby Milestone Meadow Estate. The application site is located at the furthest point away from the residential properties on the industrial estate (approximately 480m from the nearest residential property).

The design and appearance of the proposed buildings is similar to that of those approved under application 9/04/00626/FULMAJ. However, as the buildings are located in such a prominent position on the site (with the rear of the buildings effectively providing the main frontage along Euxton Lane) and three storey rather than two storey it is considered important that a high standard of design is achieved. The applicant has amended the design of the proposals to accord with the comments of the Urban Design Officer. It is considered that that subject to the imposition of condition requiring details of landscaping to be submitted and agreed, the design is considered to be acceptable.

With regard to the requirements of PPS6 for the applicant to demonstrate that a sequential approach to site selection has taken place, in light of the recent approvals elsewhere on the site, it is not considered necessary for the applicant to provide full evidence that this approach has been taken. The Council's Economic Regeneration Section keeps a database of vacant commercial premises in the Borough, the largest currently available is 1251 sq m in floor area and located in Ecclestone. Taking this into consideration; the applicant's need to locate in this particular location and the fact that the site can be accessed by a variety of means of transport (the accessibility of the site is also likely to increase in the future with the development of Buckshaw village, the SRS and railway station) it is considered that the proposed development would not unduly conflict with the aims of PPS6 and not give rise to undue harm to the vitality and viability of nearby town centres.

Conclusion

On balance it is considered that the proposal would not be unduly detrimental to highway safety, nor conflict with the aims of PPS6. The design and appearance is acceptable and the proposal would not cause undue harm to neighbour amenity.

Recommendation: Permit (Subject to Section 106) Conditions

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

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

2. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected 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 EM2 of the Adopted Chorley Borough Local Plan Review.

3. No part of the development hereby permitted shall be occupied or used until a means of vehicular access has been constructed in accordance with the approved plans.

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

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

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

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

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

6. 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.

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

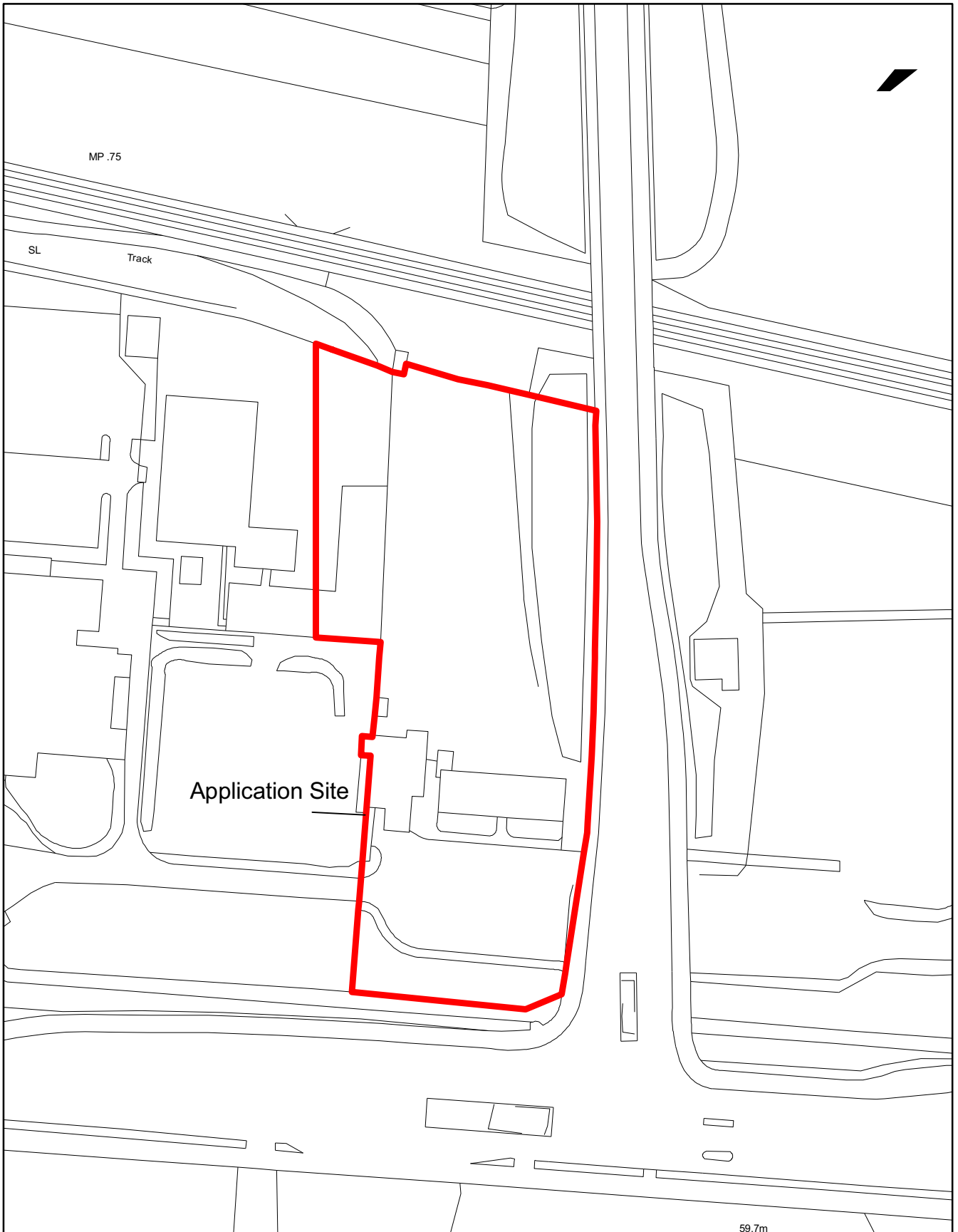
Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

8. The approved plans are:

Plan Ref.	Received On:	Title:
P.431/17/B	26 May 2006	Location Plan
P.431/15 Rev B	26 May 2006	Plans and Elevations
P.431A/16 Rev A	26 May 2006	Proposed Site Layout

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

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Application Number:
06/00266/FULMAJ

Grid Ref:
E: 356040
N: 419807

Scale:
1:1,250

Agenda Item No.
A2

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Item A. 3 **06/00580/REMAJ** **Approve Reserved Matters**

Case Officer **Mrs Wendy Gudger**

Ward **Chorley South West**

Proposal **Erect 87 No dwellings with garages and associated road, sewer and landscaping works**

Location **Gillibrand Hall Grounds Grosvenor Road Chorley**

Applicant **Graham Baldwin**

Background Outline planning permission was originally granted in July 2000 for a housing development, on approximately 4.8 hectares around Gillibrand Hall. The permission was subject to a standard time limit condition requiring submission for approval of all reserved matters within three years, ie by 26 July 2003. A number of outline permissions have been granted to extend this time period. The most recent application 05/00969/OUTMAJ involved the revision of the initial S.106 Agreement to ensure the provision of a commuted sum for affordable housing of £600,000 rather than accept the provision of low cost market housing.

Planning permission was also granted ref 03/00522/REMAJ for the same development that is now proposed in this application. The reason for the submission is that the developer wishes to implement the most recently approved outline application referred to above and there are no full details approved which relate to that outline consent.

Condition 4 of the outline planning permission required a development brief to be submitted detailing the characteristics of the site and surrounding area which would influence the form, design and layout of the development. The brief was also to include an illustrative plan indicating how the site was to be developed. The applicants did submit a development brief however the illustrative layout was not considered acceptable as it was considered to compromise the historical context of the site. Significant discussions have taken place since and this has resulted in significant improvements to the design and layout of the development.

The development of the site was also dependent upon development of adjoining land at Gillibrand. It was conditioned that access be through that development, from the Gillibrand Link Road, rather than from the Collingwood Road direction.

Proposal The application now under consideration is a reserved matters application with all outstanding matters such as siting, design, external appearance and landscaping being submitted for approval. This application is identical to the permission ref 03/00522/REMAJ granted consent in July 2004.

A variety of dwellings are proposed ranging from apartments, terraces of rural style units and detached houses.

History

A number of applications have been submitted as follows:-

00/00166/OUT Outline planning permission was granted in July 2000 for residential development.

01/00637/REM A reserved matters application for the erection of 70 dwellings was withdrawn in 2001.

03/01017/FULMAJ An extension of time to the original outline permission was granted in May 2004.

03/00522/REMMAJ A reserved matters application for the erection of 87 dwellings, associated roads and public open space granted in July 2004

05/00969/OUTMAJ An outline planning permission granted consent to extend the period for the submission of reserved matters to November 2007

Policy

The greater part of the application site is allocated for housing development within the adopted Chorley Borough Local Plan Review.

The following policies of the Adopted Chorley Borough Local Plan Review are relevant :-

HT3 The Setting of Listed Buildings

HT12 Sites of Regional and Local Archaeological Importance

EP9 Trees and Woodlands

EP10 Landscape Assessment

GN1 Settlement Policy Main Settlements

GN5 Building Design and Retaining Existing Landscape Features and Natural Habitats.

GN8 High Density Development in Appropriate Locations

HS1 Housing Allocations

HS3 Dwelling Density

HS4 Design and Layout of Residential Developments

TR4 Highway Development Control Criteria

Windfall Housing SPG

PPG 15 Planning and the Historic Environment

PPG 16 Archaeology and Planning

Third Party Representations

Three letters have been received from local residents one from the residents committee on Rookery Close. Objections refer to:-

- The development may impinge on home and property
- There may be increase pedestrian traffic if the wall around the barn is removed
- Noise and dust from the development is of concern
- Damage to trees and wildlife would be detrimental to the area
- Privacy of the area would be jeopardised
- There is already extensive development in the area.

Representations

Environmental Services have no objections in principle but require a landfill gas survey with remediation works if necessary before development commences. This is already conditioned on the

outline.

United Utilities have no objections in principle.

County Engineer Highways has no objections to the development.

The Ramblers Association has no objections to the development.

The Coal Authority has commented that the application is not within the zone of likely physical influence on the surface from any present under ground workings.

Assessment

The principle of housing development of this site has already been established by the Local Plan allocations and the previous grant of outline planning permissions.

The key issues to consider are the impact on the setting of the listed buildings, the impact on the archaeology of the site, trees and landscaping, access, affordable housing provision and impact on residential amenity.

Impact on the setting of the listed buildings.

PPG 15 advises that consideration must be given as to whether a scheme preserves and enhances the character/ setting of listed buildings. Gillibrand Hall which is a grade II listed building is set within what would have been the former landscaped and walled garden areas which contain significant treed areas the majority of which are covered by tree preservation orders. In essence the hall appears to be situated in a parkland setting with large open spaces around it.

The proposed development has attempted to retain this openness and the development under 03/00522 was amended significantly following discussions with officers. The amendments to the submitted scheme involved the reduction of dwellings from one hundred and ten to eighty seven, the retention of significant trees, the retention of the moated area in the northern part of the site and the revision of the layout, design and external appearance of the dwellings to reflect a more rural approach.

Gillibrand Hall Barn is a Grade II * listed building located on Rookery Close. Following amendments to the scheme which involve the retention of the moated area and the reduction in the number of dwellings it was considered that its setting would not be affected.

It is considered that the proposed development would now comply with the relevant policies of the Local Plan and PPG 15.

Impact on Archaeology

The initial scheme submitted intruded into the moated area of the site which was considered to be unacceptable. Officers sought to retain this feature as part of the development due to its historical significance. The applicant produced revised plans which ensures that the development does not intrude into the moated area which has now been incorporated into the design with main elevations of the development overlooking the area to provide natural surveillance. The proposed development is therefore considered to comply with the relevant policies of the Local Plan and PPG 16.

Trees and landscaping

The site has significant tree coverage the majority of which are covered by tree preservation orders. It will be necessary to remove a small number of trees to enable development to take place. The Councils Arboriculturalist considered the development to be acceptable following amendment.

There will be no detrimental visual impact following the removal of trees and the applicant proposes to provide additional tree planting as part of the landscaping of the site. The layout preserves important trees and this will still provide for a park like setting to Gillibrand Hall. On that basis it is considered that the proposed development would have no significant detrimental impact on existing trees.

The applicants are proposing significant landscaping which includes hedgerow treatment to the boundaries of the majority of the properties, additional tree planting together with substantial landscaping.

Access

Access to the site will be taken from the main Gillibrand development and this is conditioned on the outline approval. There is a requirement for an emergency access and this will need to be taken from Grosvenor Road along the line of the existing access to the Hall but will only be used by the emergency services. There would still be pedestrian access available.

Affordable Housing

Condition 18 of the original outline planning permission required 20% of the housing units to be provided as affordable housing which equates with 17 units. However that condition would allow the developer to provide low cost market housing with no requirement to retain that low cost housing once houses had been sold on. Since then a further outline has been approved which has secured a commuted sum of £600,000 for affordable housing which will assist the development of further affordable housing within the main Gillibrand estate.

Impact on Residential Amenity

The proposed development is in accordance with the Councils policy on overlooking distances. The scheme was also been reduced in size from one hundred and ten dwellings to eighty seven which significantly reduced the dominance of the scheme. The proposed layout of the development has been revised to take into account any impacts on existing residential properties and this is considered to be satisfactory. The development is considered to comply with the relevant policies of the Local Plan.

Conclusion

On balance given the previous reserved matters approval which can still be implemented circumstances have not changed which would change the above considerations. The application is considered to comply with the relevant policies of the local plan and national planning guidance. The application is therefore recommended for approval.

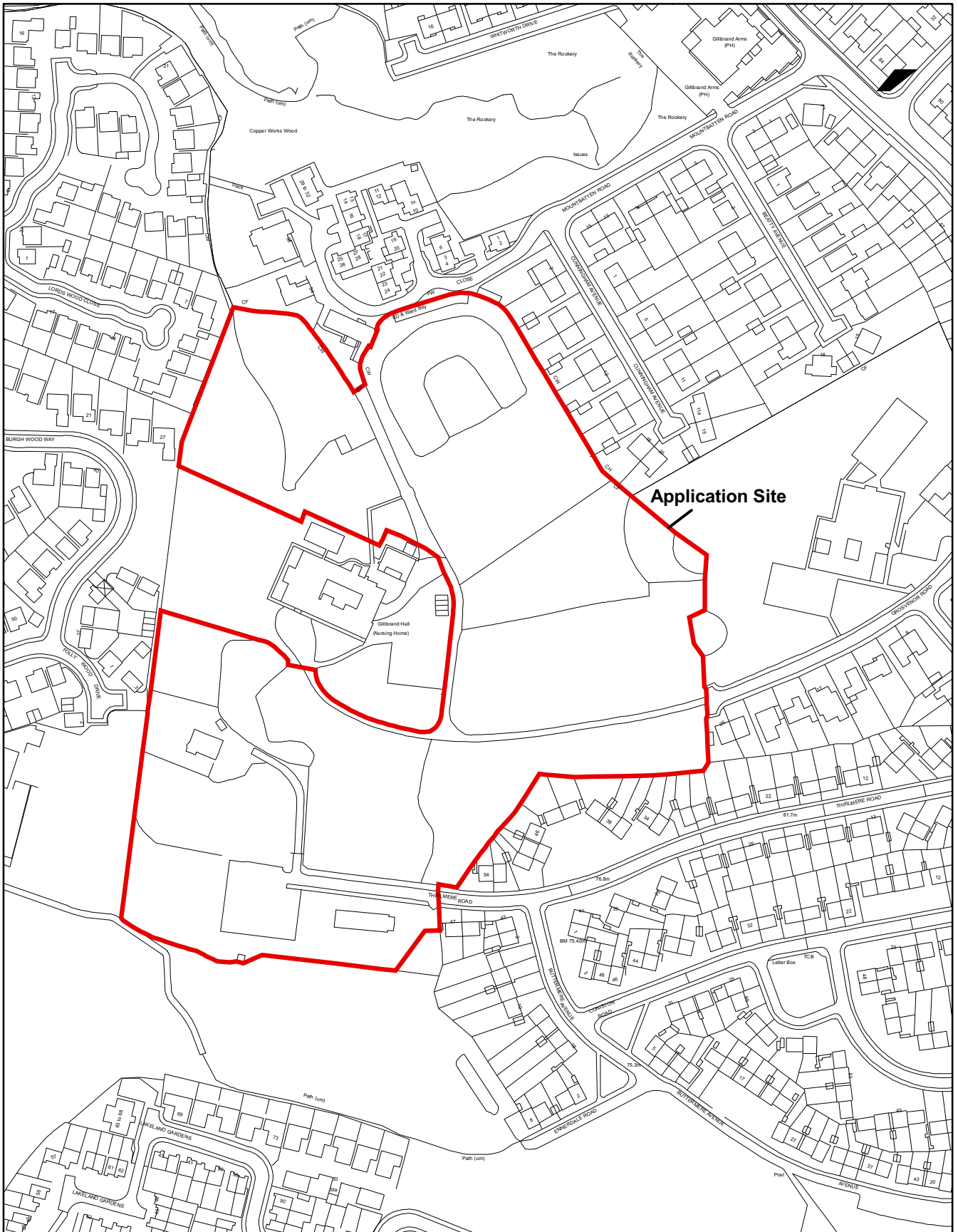
Recommendation: Approve Reserved Matters Conditions

1. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
-	14.07.04	House Type Plans
04/79/P09	22.06.04	Strip Elevations AA, BB, CC, DD
04/79/P08	22.06.04	Strip Elevations X, Y, Z
04/79/P07	22.06.04	Strip Elevations U, V, W
04/79/P06	22.06.04	Strip Elevations Q,R,S,T
04/79/P05	22.06.04	Strip Elevations M, N, O, P
04/79/P04	22.06.04	Strip Elevations J, K, L
04/79/P03	22.06.04	Strip Elevations F, G, H
04/79/P02	22.06.04	Strip Elevations A, B1&B2, C,D,E
04/79/P01	22.06.04	Site Plan Showing Strip Elevation
GH-11-04-001	22.06.04	Detail Site Layout
1620.12	22.06.04	Landscape Proposals sheet 1 of 2
1620.13	22.06.04	Landscape Proposals sheet 2 of 2
GH-11-07-001	22.06.04	External Works Plan
1620.07X	12.09.03	Tree Survey
Q1A054	09.06.06	Floor Plans Aire
Q2A062	09.06.06	Floor Plans Allen
Q2H060	09.06.06	Floor Plans Bala
Q3H078	09.06.06	Floor Plans Ennerdale
Q3H089	09.06.06	Floor Plans Galloway
Q3H096	09.06.06	Floor Plans Irthing
Q3H090	09.06.06	Floor Plans Hardwick
Q3H092	09.06.06	Floor Plans Hayward 2
Q3H091	09.06.06	Floor Plans Hayward
Q4H124	09.06.06	Floor Plans Otter
Q4H122	09.06.06	Floor Plans Ouse
Q4H126	09.06.06	Floor Plans Parrett
Q4H131	09.06.06	Floor Plans Roadford
Q4H139	09.06.06	Floor Plans Severn
Q2A061	09.06.06	Floor Plans Amherst 8
Q2A065	09.06.06	Floor Plans Amherst 2

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

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 Chorley Borough Council

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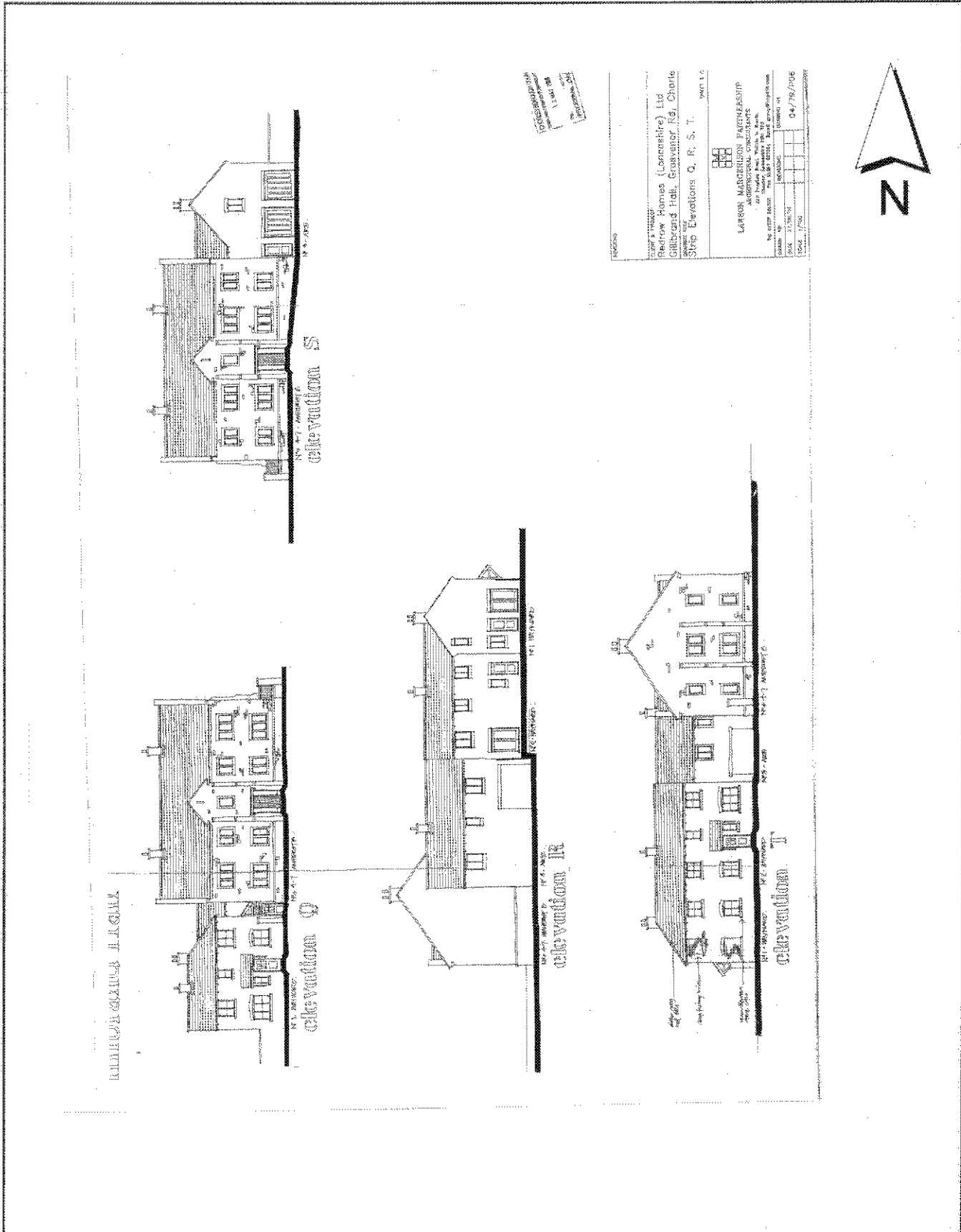
Application Number:
06/00580/REMAJ

Grid Ref:
E: 357333
N: 416884

Scale:
1:2,500

Agenda Item No.
A3

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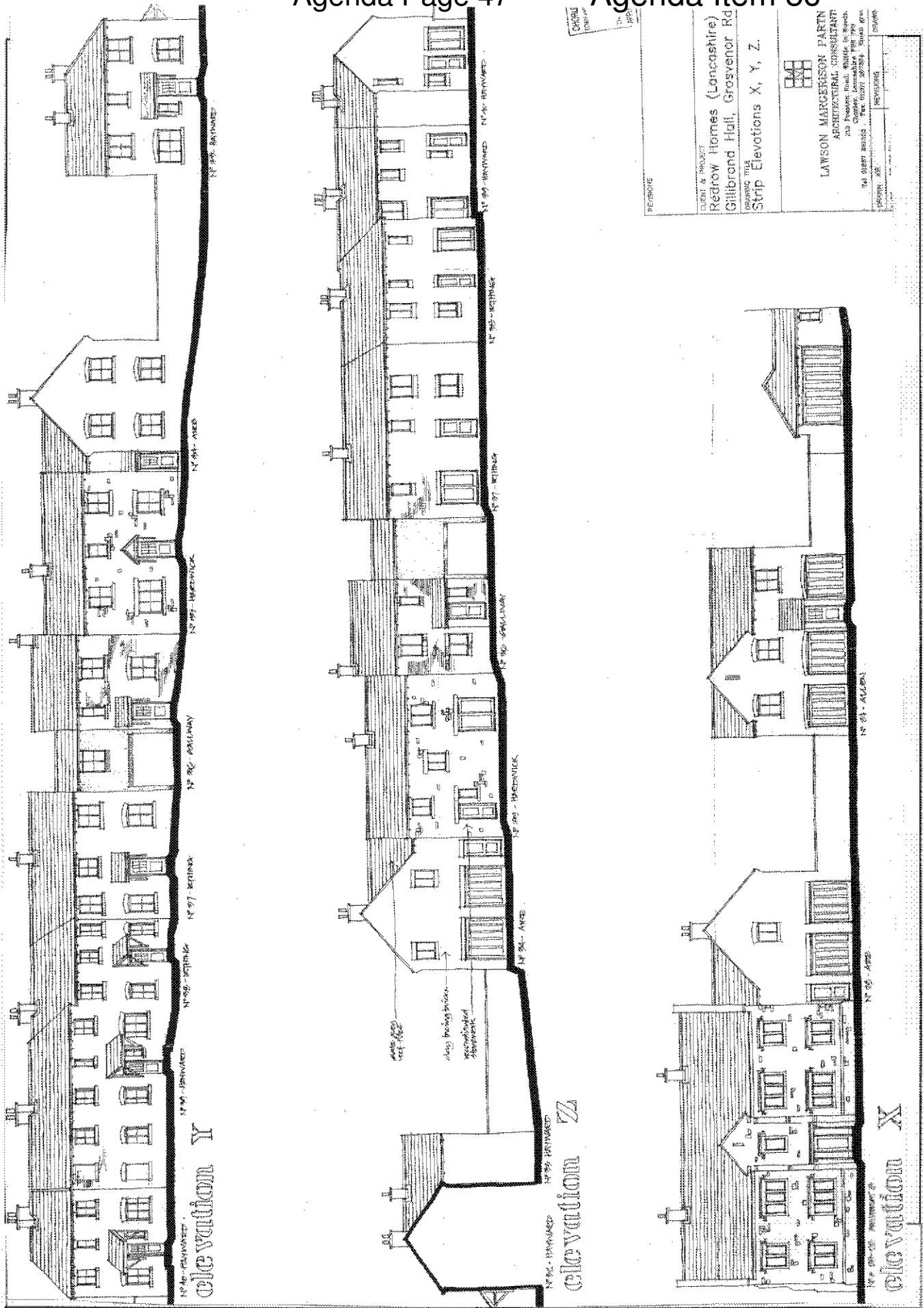
DRAWN BY: J. M. HARRIS
 CHECKED BY: J. M. HARRIS
 DATE: 11/01/08
 PROJECT: 06/00580/REMMAJ

LARSON ARCHITECTURAL PARTNERSHIP
 222 Princes Street, Southsea, Portsmouth, Hampshire, PO1 2EG
 Tel: 02392 562251 Fax: 02392 562252 Email: info@larsonarch.co.uk

DRAWN BY: J. M. HARRIS
 CHECKED BY: J. M. HARRIS
 DATE: 11/01/08
 PROJECT: 06/00580/REMMAJ

Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council		Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100016509	
Application Number: 06/00580/REMMAJ	Grid Ref: E: 357333 N: 416884	Scale: 1:1	Agenda Item No. A3

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<p>Application Number: 06/00580/REMAJ</p>	<p>Grid Ref: E: 357333 N: 416884</p>	<p>Scale: 1:1</p>	<p>Agenda Item No. A. 3</p>
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CLIENT & PROJECT
Redrow Homes (Lancashire)
 Glibbrand Hall, Grosvenor Rd
 (Strategic Mill)
 Strip Elevations X, Y, Z.

ARCHITECT
LAWSON MARGESON PARTIN
 ARCHITECTURAL CONSULTANT
 210 FRODOB ROAD, WHITE LICK BRIDGE
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DRAWING NO. 10/06/06
 DATE 10/06/06
 REVISIONS

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Item A. 4 **06/00589/REMAJ** **Permit (Subject to Section 106)**

Case Officer **Mr Neil Higson**

Ward **Astley And Buckshaw**

Proposal **Erection of regional distribution centre, including warehouse/storage, ancillary offices, car and lorry parking, access and part circulation space, gatehouse, MHE store and fuel point (site area 6.6 Ha),**

Location **Site 6 And 8 Buckshaw Avenue Buckshaw Village Lancashire**

Applicant **Wolseley Uk Ltd & Helioslough**

Proposal The proposal is a reserved matters application by Wolseley Uk Ltd & Helioslough for the erection of a regional distribution centre to include warehouse/storage, ancillary offices and associated access, gatehouse, car and lorry parking, hard standing and landscaping on Site 6 & 8 of the Strategic Regional Site (SRS). The western end of the proposal extends beyond the boundary of the SRS and into the industrial area of the Southern commercial area as granted permission under the Buckshaw Village Outline Planning Permission 02/00748/OUTMAJ, the SRS was granted Outline Planning Permission (OPP) under reference 04/00882/OUTESM. A separate reserved matters application for the elements of the proposal falling within the area covered by 02/00748/OUTMAJ is reported elsewhere on this agenda under reference 06/00590/REMAJ. The applicant has offered up a unilateral undertaking under S106 which will tie the two permissions together so that either proposal could not be implemented independently of the other.

The site has an area of 6.6ha and will be accessed from the link road proposed in the Outline SRS which is some considerable way towards completion. The link road connects with the A6 opposite the Sea View public house and through to Buckshaw Village to connect with Central Avenue near Buckshaw Hall.

The building is a high bay warehouse with a height of 17m, being approximately 248m long and 115m wide providing a total of approximately 34,600 sq m (372,000 sq ft) of floor space. This will include 3,300 sq m (35,600 sq ft) in the form of 2 mezzanines (east and west) and 520 sq m (5,600 sq ft) of operations office across 2 floors internal to the warehouse. It will also include just over 2,000 sq m (22, 000 sq ft) of main office space across 4 storeys in a projection measuring 33.5m wide by 12.5m deep attached to the north-east corner of the building. The warehouse will be clad in a combination of horizontal profiled sinusoidal cladding in colour coat Prisma Aquarius and composite waveform flat panel steel cladding in Metallic Silver. The office element will be faced in a combination of blue anti sun glazing, horizontal profiled sinusoidal cladding in grey aluminium and curtain walling with dark grey feature transoms. There is to be staff car parking to accommodate 200 cars with 19 visitors' parking spaces in a parking area to run parallel to and between the northern elevation of the building and the A6 link road. Part of the access, a gatehouse to match the

design of the offices, an area of hard surfacing for HGV manoeuvring and the western boundary buffer planting are reported elsewhere on this agenda under reference 06/00590/REMMAJ. Landscaping buffers are also proposed to the southern and eastern boundaries with planting throughout the car park and adjacent to the feature Lake (Lake 5) which runs along the length of the frontage adjacent to the link road.

Wolseley is the world's largest specialist trade distributor of plumbing and heating products and also a leading distributor of building materials, lumber products and industrial pipes, valves and fittings. The proposal for the regional Distribution Centre will support its rapidly expanding business in the UK and will provide sales, distribution, specialist technical support and administration services to its trade and public customers.

Planning Policy

The Strategic Regional Site is a major developed site in the Green Belt (Policy DC6). It is allocated as a Regional Investment Site in the Chorley Borough Local Plan Review (Policy EM1A) and Joint Lancashire Structure Plan (Policy 15). A very small part of the site at the western incorporating part of the access, the gatehouse and the manoeuvring area referred to above falls outside of the Regional Investment site and is therefore covered by Policy GN2 Royal Ordnance Site. Other relevant policies include:

Chorley Borough Local Plan Review

- GN5 – Building Design
- EM1A – Regional Investment Site
- EM2 – Development Criteria for Industrial / Business Development
- EP18 – Surface water run off
- EP20 – Noise
- EP21A – Light Pollution
- TR4 – Highway Development Control Criteria
- TR8 – Parking Provision Levels
- TR11 – Bus Services
- TR18 – Provision for Pedestrians and Cyclists in New Developments

Joint Lancashire Structure Plan

- Policy 7 – Traffic and Parking
- Policy 15 – Regional Investment Site

Planning History

04/00029/FULMAJ - Remediation and reclamation earth works. Approved 28 April 2004.

02/00748/OUTMAJ - Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station) – 16/12/02.

04/00882/OUTESM - Outline application for employment development including full details of a link road – 23/12/04.

06/00590/REMMAJ - Part gatehouse, circulation space, MHE

store and fuel point, associated with the erection of Regional Distribution Centre (Site area 1.0 Ha) – being considered concurrently with this application.

06/00601/REMMAJ – Site 2 - Reserved Matters Application for the erection of 18,353 Sq m building for B2/B8 use with ancillary parking areas and landscaping – not yet determined.

06/00602/REMMAJ – Site 3 - Reserved Matters Application for the erection of 9,821 Sq m building for B2/B8 use with ancillary parking areas and landscaping – not yet determined.

Applicant's Case

The applicant makes the following points in support of the proposal:

- The development of the centre will create up to 300 new jobs for people in the Chorley area.
- The company is investing £100 million in new facilities including the Regional Distribution Centre (RDC) whose primary purpose is to meet increasing capacity set in the context of current and planned future growth.
- The RDC will be deployed with best practices with the development of improved processes and skills by developing more modern and technologically advanced distribution methods.
- The development will be well related to public transport.
- Overall Revolution Park will comprise of a cluster of industrial buildings ranging from 34,000 sq m on site 6/8 to just over 9,000 on site 3. It is intended to establish a qualitative benchmark for B2/B8 development nationally to attract major inward investment of high quality end users to Chorley.
- A holistic design approach to all buildings will create a strong overriding design theme, elevational treatments and selection of a limited palette of high quality materials, colours and textures.
- The design is a combination of built form, hard and soft landscaping, water features, lighting, signage and branding.
- The submitted design statement is intended to cover the whole of Revolution Park and reflects the objective of the original master plan with significant landscape buffers between each of the building plots running north – south all of which are greater than 20m. The southern boundary of the Wolseley building is suggested to be reduced to between 10 –14m to allow for operational requirements in the rear service yard while maintaining a strong boundary treatment adjacent to the railway corridor.
- The development will follow a commitment to sustainable development with a number of measures proposed to enhance the environmental performance of the building. It is also proposed to seek Secured by Design accreditation and DDA compliance on access.
- The proposed development would be fully in accordance with both the SRS and the Buckshaw Outline Planning Permissions.

Representations Three letters have been received objecting to the proposal on the following grounds:

- Increase in the general traffic flow including heavy lorries etc onto the A6 Preston Road;
- Increase in traffic noise, which has become far more apparent since the works at the new Sea View junction causing traffic to back up towards Hartwood. Traffic stopping at this new traffic light junction will mean this will be permanent;
- Increased pollution and impact on health;
- Concerned over 24 hour working and therefore disturbance through the night;
- The proposed size of the development is vastly out of proportion with the surroundings and is not in character with the culture or history of the area;
- Impact on privacy;
- Affect on safety and car parking of properties fronting onto Preston Road;
- These proposals will undoubtedly be at the expense of trees and green areas which are rich in nature and wildlife

Consultations

The Head of Public Space Services (Highways) S38 Agreement required for “main” road link, road details required generally appears ok.

Lancashire County Council (Planning) make the following comments:

- Policy 15 of the Structure Plan states that the Regional Investment Site should be used “primarily for high quality generic manufacturing uses and knowledge-based industries”. I am aware that outline planning permission was granted for the site with a Section 106 Agreement requiring not less than 40% of the site is to be used for High Quality Generic Manufacturing uses and Knowledge Based Industry. In view of this it is considered that this application on its own would be acceptable in terms of Structure Plan Policy provided it will not prejudice this threshold.
- It is considered that an area-wide Travel Plan for the whole of the Regional Investment Site should be provided and a more specific travel plan for this proposal that ties in with the wider area plan.
- The overall level of parking is considered to be considered acceptable in terms of Joint Lancashire Structure Plan “Parking Standards” however, the proposals do not appear to contain a satisfactory level of mobility impaired and parent/child parking and no provision appears to have been made for cycles or motorcycles. Parking for the mobility impaired and Parent/child parking should be a minimum of 1 per 10 car spaces. Motorcycles should be at a minimum of 1 per 25 car spaces, while provision for bicycles should be at a minimum of 1 per 10 spaces. Such provision should include

long-stay covered secure parking.

- Lancashire Planning Officers Society has produced a draft policy paper on Planning Obligations, which is being used to calculate transport contributions. Using the methodology contained within a developer contribution of £914,748.40 should be sought towards transport improvements. However, in view of the fact that this application is for reserved matters and that measures are already in place to provide footpaths/cycle paths, bus stops etc it is recommended that a minimum funding of £700,000 is sought towards the funding of a bus service.
- The design and layout would create a self-contained landscape, unrelated to its surroundings, with large-scale buildings, modern materials (composite cladding in metallic dark grey and blue), landscape strips, formal water bodies and avenues of trees. The proposals would create a modern suburban commercial character, which makes no reference to the surrounding character.
- Section 9 of the design statement refers to landscaping from local provenance; this can only apply to the native planting along the southern boundary, since the remaining planting is exotic. Planting along the western boundary, referred to, as mass native planting comprises predominantly non-native conifers and measures 15m rather than 20m. The southern boundary buffer comprises native species and measures 10m reduced from 20m the eastern boundary planting is missing. Compensatory planting should be carried out in lieu of the reduction in the buffers.

Lancashire County Council (Highways) makes the following comments:

- Refer you to the standards for mobility, cycle and motorcycle parking as contained within JLSP.
- There appears to be no mention of a Travel Plan in the submission what is CBC's view on this issue as there appears to be no reference in the Outline permission.

Environment Agency has no objection in principle to the development but suggests a number of conditions.

United Utilities have no objection provided that this site is drained on a separate system with only foul drainage connected into the foul sewer, while surface water should discharge to the watercourse/soakaway/surface water sewer.

North West Regional Development Agency states that strategic regional sites should act as flagship developments for the North West. Standards of design, energy conservation, landscaping, quality of construction and urban design should ensure that all new development at the site contributes positively to environmental quality. The S106 Agreement attached to the outline requires that no less than 40% of the SRS is to be used for high quality generic manufacturing uses knowledge-based industry. The proposal represents a significant

investment in the Central Lancashire sub-region with the potential to create 300 jobs. Subject to the 40% requirement being met, the Agency wishes to express support for the proposals, which are consistent with Action 80 in the Regional Economic Strategy (RES) and will contribute to the delivery of the Agency's objectives for the SRS.

Economic regeneration (Landscape) - No objection in principle. The outline planting proposals show mass native planting to the western boundary, most of the proposed planting is non-native and is between 30 – 50m tall when mature. It might be better to interplant the trees with native shrubs to provide some shelter and habitat for wildlife to reflect the planting shown for the southern boundary. The design statement is very good and gives a strong identity to the area and continuity should be maintained throughout the whole of the SRS.

Health and Safety Executive (Explosives Directorate) – No objections.

Director of Streetscene, Neighbourhoods and Environment – no objections.

Coal Authority – standing advice.

Assessment

Principle of the use

The site constitutes combined plots 6/8 on the Regional Investment Site identified in Regional Planning Guidance for the North West. This designation is carried through into Policy 15 of the Joint Lancashire Structure Plan which states that land will continue to be allocated at Royal Ordnance Euxton primarily for high quality generic manufacturing uses and knowledge based industry. The policy also requires development to have high standards of development quality, urban design, landscaping and energy conservation co-ordinated by a masterplan. The designation is further carried through to the Chorley Borough Local Plan Policy EM1A which reserves land for strategic investment of regional significance, and lists a number of criteria that proposal should comply with including the scale of development, impact on surroundings and nearby occupiers, satisfactory vehicular access, occupation by a limited number of occupiers, comprehensive planning for the site as a whole, and safe links for pedestrians and cyclists.

This site constitutes approximately 7ha, which equates to approximately 13% of the RIS and comprising a combination of plots 6 and 8 as shown on the Masterplan. The use is a mixture of B1 ancillary office use and B8 storage and distribution. Policy 15 advises that the RIS should be used *primarily* for generic manufacturing uses and knowledge based industry, the B8 element of this proposal does not fit within this description, however the S106 Agreement forming part of OPP requires not less than 40% of the overall site to be used for High Quality Generic Manufacturing uses and Knowledge Based Industry. In view of this it is considered that this application on its own would be acceptable in terms of Structure Plan Policy provided it will not prejudice this threshold. When added to the B8 element already permitted and nearly completed on Site 1 for LEX the proposal will result in just over 30% of the site being used for B8 and therefore does not conflict with Policy 15. Lancashire County Council supports this conclusion. What also must be taken into consideration are the two speculative B2/ B8 applications reported elsewhere on this agenda for plots 2 and 3 and if permission were to be granted for B8 uses on

those sites would that combined with Lex and Wolseley go beyond the 60% threshold for the overall site. It has been calculated that this figure would be approximately 48% and therefore still within the terms of the S106 requirements but would mean all subsequent plots would need to constitute predominantly generic manufacturing uses and knowledge based industry.

The proposal is for a Regional Distribution Centre for a international business operating in 14 countries within Europe as well as the USA and Canada, complies with the criteria outlined in Policy EM1A and has been designed to fully accord with the Masterplan proposed in the RIS Outline application as enhanced by the Design Statement submitted with this application.

Green belt issues

Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Chorley Borough Local Plan Review show this site to be within the Green Belt. Policy DC1 advises that planning permission will not be granted, except in very special circumstances for development other than agriculture, forestry, recreational facilities, cemeteries, the re-use of buildings, replacement dwellings and affordable housing in certain circumstances, and the redevelopment of Major Developed Sites in accordance with Policy DC6. The application site, except for the element of the site, which falls within the buffer zone covered by the Buckshaw Urban Village OPP being considered concurrently under 06/00590/REMMAJ, is within the Major Developed Site designation.

Policy DC6 contains a number of criteria that the redevelopment of Major Developed Sites should address. These advise that the development should not have a materially greater impact than the existing use on the openness of the Green Belt; that it is in scale and keeping with the main features of the landscape; that it does not exceed the height of the existing buildings; that it contributes to the objectives for the use of land in Green Belts; that the appearance of the site is maintained or enhanced in the context of a comprehensive long term plan; the buildings are of permanent construction; and the buildings do not occupy a larger area than the buildings they replace.

The landscape of the Royal Ordnance site is essentially a very artificial one, having been subject to massive earth movements to form underground bunkers and blast mounds with a variety of buildings and infrastructure. Much of the site has now been cleared and remediated, which because of the previous use of the site has required the reforming of the landscape as part of the remediation process. The site has also been closed to public access for more than 60 years. The proposed height of building (17m) will exceed the highest previous buildings on the site, which were around 10m high. However, I am satisfied that the form of development shown as part of the overall Masterplan for the RIS detailed in the Outline application (04/00882/OUTMAJ), with vistas containing large open water features, the quality of the landscaping design proposed, the introduction of public access by road and an extensive network of recreational routes, will ensure that this proposal accords with the intentions of Policy DC6.

I am satisfied that this does not conflict with the aims of Green Belt policy as expressed in Policy DC1.

Design, layout and relationship to surrounding uses

Policy 15 of the Joint Lancashire Structure Plan and Policy GN5 of the

Chorley Borough Local Plan Review require developments on this site to achieve a high standard of development quality and urban design. Policy EM2 of the Chorley Borough Local Plan Review requires proposals for new business and storage and distribution uses to satisfy a number of criteria relating to site layout, relationship with surrounding uses, public transport and pedestrian and cycle access, landscaping, surface water and drainage and prevention of crime.

The proposal is a very large building with an extensive area of hardstanding and car parking around it. Following discussions between your officers and the applicant's architects prior to the submission of the application, a building design has been achieved by breaking up the bulk with elevational treatments and differently profiled materials of a higher quality than is standard for buildings of this nature. The site is laid out on a comprehensive basis and fully accords with the Masterplan submitted under the Outline application for the RIS. Ancillary structures such as water tanks and battery store are located to the rear of the building, and extensive areas of landscaping around the site are proposed. The originally approved foundation level of Plot 6 was 70.00m A.O.D and for Plot 8 was 65.00m A.O.D for finished floor levels. The plateaus across the site have been regraded so that the new combined finished floor level fro Wolseley is proposed to be 66m bringing the majority of the building envelope to be lower than originally envisaged in the OPP which will help to reduce the impact of its size when viewed from the surrounding area. Conditions are proposed which will control the quality of materials to be used. I am satisfied that the proposal as amended complies with Structure Plan Policy 15 and Chorley Borough Local Plan Review Policies GN5 and EM2.

Environmental and landscape impacts

The applicants are showing a commitment to sustainable development by introducing a package of measures to enhance environmental performance. These will include using timber from certified from Forest Stewardship Council, 100% recyclable materials and finishes, low water use appliances, site waste management and use of low energy fittings. Future Tenants will be encouraged to consider rain harvesting, solar generated power and wind turbines.

Landscaping to the road corridor is to be carried out under the terms of the OPP with detailed buffer planting indicated within the plot to the east, west and southern boundaries. It is has been suggested by LCC and Chorley's in house landscape officer that more native species are incorporated into the proposed landscaping schemes and a condition will be imposed accordingly. In terms of noise impacts from the operation of this particular business, I am satisfied that the distance of the site from the nearest noise-sensitive properties is such that there will not be an unacceptable level of noise disturbance, and the proposal therefore complies with Policy EP20. A condition will ensure that detailed lighting proposals comply with Policy EP21A.

Transportation and highways

The site will be accessed from the new link road, which runs through from the A6 at its junction near the Sea View PH to Central Avenue adjacent to Buckshaw Hall.

Policies TR4 and TR18 require new developments to provide safe and adequate access for road users cyclists and pedestrians. Comments made by Lancashire County Council in relation to the need for comprehensive travel plans are noted and the request has been passed on to the applicants. It is difficult to provide a travel plan that

addresses the whole of the SRS as the entire range of end users is not yet known, however it is considered that as the end users of this proposal is known then a travel plan can be produced which relates to this unit and an appropriate condition will be attached requiring the submission of such. In terms of the reference to the need for a commuted sum for public transport provision there was no such requirement and it would be unreasonable to introduce such a demand now at reserved matters stage especially when the sum being suggested is in excess of £900,000. Policy 7 of the Joint Lancashire Structure Plan advises that parking provision for new development will be expected to meet the relevant standards. A level of car parking in accordance with the JLSP parking standards is to be provided between the northern elevation of the building and Lake 5, which runs parallel to the link road. A covered walkway will run alongside the building adjacent to the car park to provide pedestrian access. There do not appear to be any mobility spaces, cycle or motorcycle parking as required by the adopted parking standards. Amended plans have been requested. I am satisfied that following the submission of the amended drawings the proposal will comply with Policies TR4 and TR18.

Security and access

The applicants intend to seek secured by design accreditation and has designed the buildings for full DDA compliance. Account has been taken of bus stops, cycleways and footpaths. Each unit will have disabled shower provision.

Conclusion

This proposal is for a major international company and will provide 300 new jobs and further development of the Regional Investment Site and fulfilling objectives in Regional Planning Guidance for the North West, the Lancashire Structure Plan and the Chorley Borough Local Plan. The development will provide considerable economic and employment benefits for the Borough. It is recommended that permission is granted subject to the conditions stated below and the completion of the Unilateral Undertaking to ensure the concurrent implementation of this permission and 06/00590/REMMAJ.

Recommendation: Permit (Subject to Section 106) Conditions

1. The approved plans are:

Plan Ref.	Received On:	Title:
889/19	08/06/06	Planting Plan Landscape
15905-PL100	23/05/06	Location Plan
15905-PL102	23/05/06	Site Plan Eastern Boundary
15905-PL107	23/05/06	Proposed Elevations
15905-PL105	23/05/06	Office Plans
SK01	23/05/06	Foul and Surface water outfall
781.01	23/05/06	Outline Landscape Proposals
15905-PL109	02/06/06	Walkway detail
15905-PL104	23/05/06	Proposed Elevations
15905-PL111	23/05/06	Proposed Sections
15905-PL106	23/05/06	Detailed Elevations and Sections

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

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

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

3. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on 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 EM2 of the Adopted Chorley Borough Local Plan Review.

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted 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 EM2 of the Adopted Chorley Borough Local Plan Review.

5. Before the development hereby permitted is first commenced full details of lighting proposals for 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, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.

6. Prior to the first use of the development hereby permitted, a Business Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

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

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

8. 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 Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

9. 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 Policies GN5 and EM2 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 except as otherwise agreed in writing with the local planning authority.

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

11. 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 EP9 of the Adopted Chorley Borough Local Plan Review.

12. 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.

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

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

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

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

15. The development of the site should be carried out in accordance with the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of the protection of Controlled Waters.

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

Reason: To ensure that the development complies with approved details in the interests of protection of controlled waters.

17. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post Remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

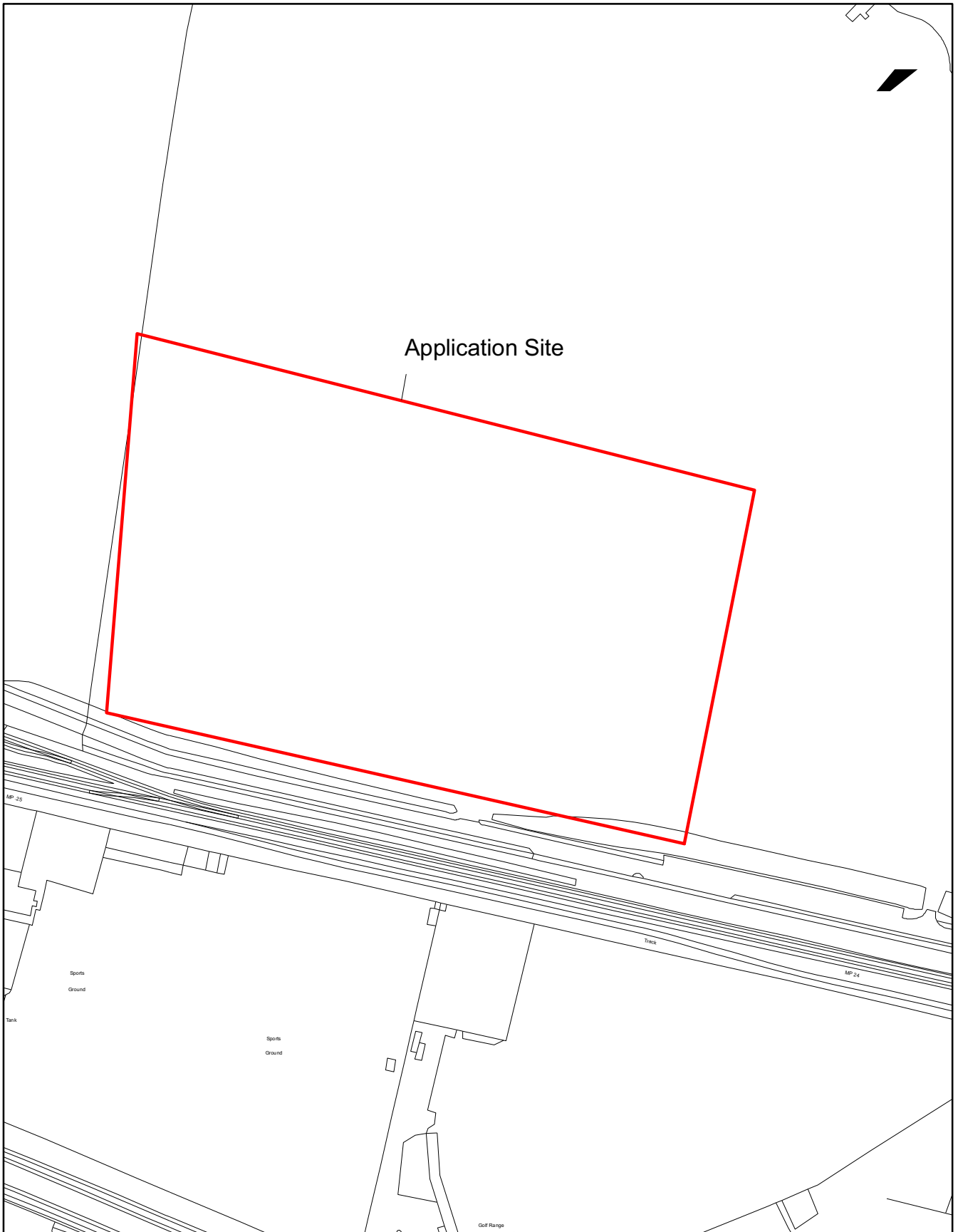
Reason: To protect Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.

18. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas, roadways and hardstandings for vehicles, commercial lorry parks and fuel filling areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason : To prevent pollution of the water environment and in accordance with Policy Nos. EP17, EP18, EM2 and EM3 of the Adopted Chorley Borough Local Plan Review.

19. No materials or equipment shall be stored on the site other than inside the building or the areas as allocated on the approved plans.

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



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

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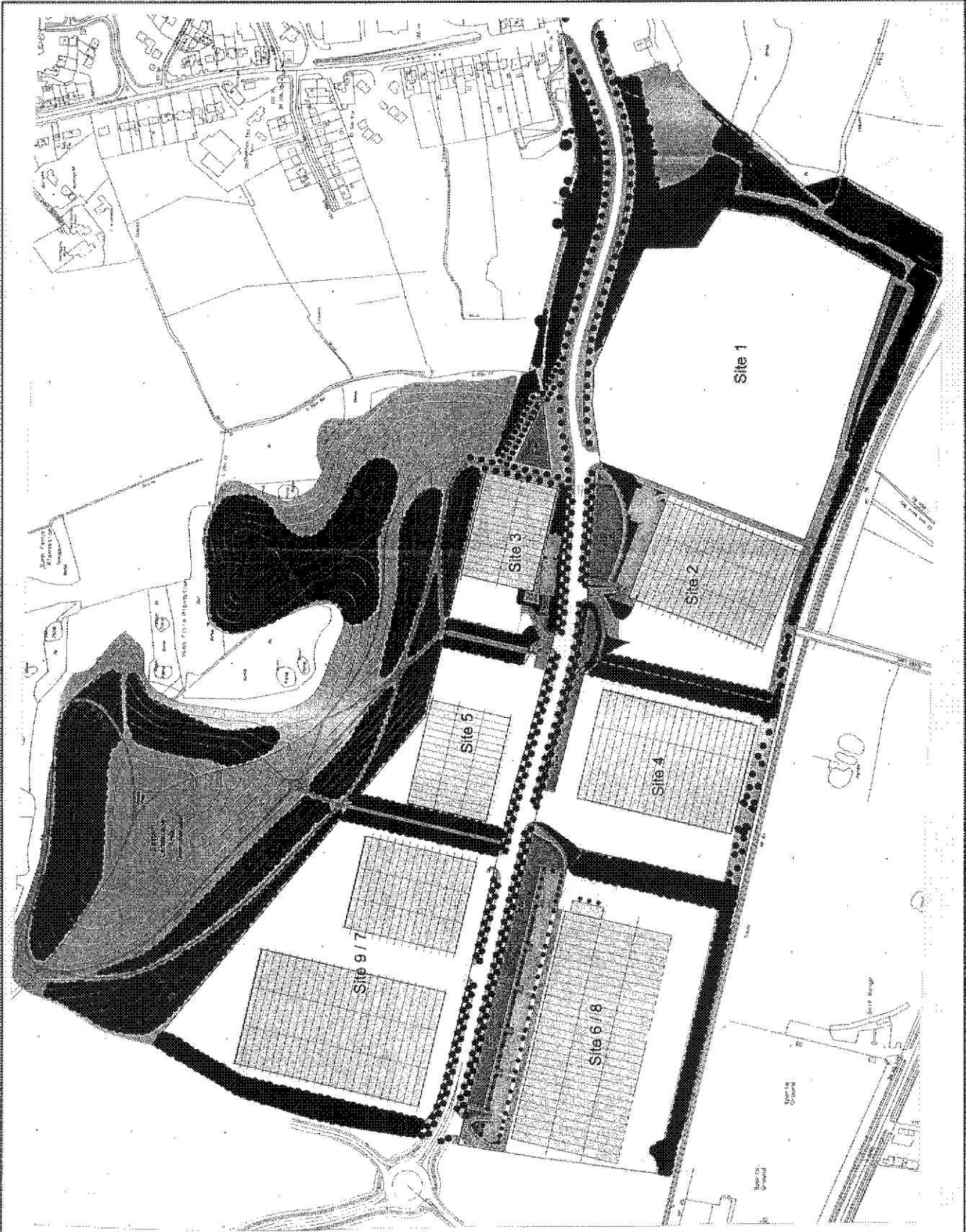
Application Number:
06/00589/REMAJ

Grid Ref:
E: 357143
N: 419797

Scale:
1:2,500

Agenda Item No.
A4

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Application Number: 06/00589/REMAJ	Grid Ref: E: 357143 N: 419797	Scale: 1:1	Agenda Item No.: A. 4
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Item A. 5 06/00590/REMAJ Permit (Subject to Section 106)

Case Officer Mr Neil Higson

Ward Astley and Buckshaw

Proposal Part gatehouse, circulation space, MHE store and fuel point, associated with the erection of Regional Distribution Centre (Site area 1.0 Ha),

Location Site 6 And 8 Buckshaw Avenue Buckshaw Village Lancashire

Applicant Wolseley Uk Ltd & Helioslough

Proposal The proposal is a reserved matters application by Wolseley Uk Ltd & Helioslough for the erection of a gatehouse, circulation space, equipment store and fuel point forming the western end of a proposed Regional Distribution Centre the majority of which is sited on Site 6 & 8 of the Strategic Regional Site (SRS). This western end of the proposal extends beyond the boundary of the SRS and into the industrial area of the Southern commercial area as granted permission under the Buckshaw Village Outline Planning Permission 02/00748/OUTMAJ, the SRS was granted Outline Planning Permission (OPP) under reference 04/00882/OUTESM. A separate reserved matters application for the major element of the proposal falling within the area covered by 04/00882/OUTMAJ is reported elsewhere on this agenda under reference 06/00589/REMAJ. The applicant has offered up a unilateral undertaking under S106, which will tie the two permissions together so that either proposal could not be implemented independently of the other.

The site has an area of 1.0ha and will be accessed from the link road proposed in the Outline SRS, which is some considerable way towards completion. The link road connects with the A6 opposite the Sea View public house and through to Buckshaw Village to connect with Central Avenue near Buckshaw Hall.

The proposal relates to the 121 sq m of floor space in the form of part of the pallet store, and the covered forklift truck store attached to the western end of the proposed high bay warehouse along with the vehicle circulation space at this end of the site. The proposal will also involve part of the proposed access to the site from the link road including the gatehouse which will measure 6.7m long by 2.8m wide by 3.3m high and be constructed of a design to match in with the main warehouse. The gatehouse will be clad in a combination of horizontal profiled sinusoidal cladding in colour coat Prisma Aquarius and composite waveform flat panel steel cladding in Metallic Silver with blue anti sun glazing to again match the warehouse. A 20m deep landscaping buffer will be provided via this application to the western end of the site to tie in with the proposed southern and eastern boundary planting which forms part of 06/00589/REMAJ.

Wolseley is the world's largest specialist trade distributor of plumbing and heating products and also a leading distributor of building materials, lumber products and industrial pipes, valves

and fittings. The proposal for the regional Distribution Centre will support its rapidly expanding business in the UK and will provide sales, distribution, specialist technical support and administration services to its trade and public customers.

Planning Policy

The Strategic Regional Site is a major developed site in the Green Belt (Policy DC6). It is allocated as a Regional Investment Site in the Chorley Borough Local Plan Review (Policy EM1A) and Joint Lancashire Structure Plan (Policy 15). This small western end of the site incorporating part of the access, the gatehouse and the manoeuvring area referred to above falls outside of the Regional Investment site and is therefore covered by Policy GN2 Royal Ordnance Site. Other relevant policies include:

Chorley Borough Local Plan Review

- GN5 – Building Design
- EM2 – Development Criteria for Industrial / Business Development
- EP18 – Surface water run off
- EP20 – Noise
- EP21A – Light Pollution
- TR4 – Highway Development Control Criteria
- TR8 – Parking Provision Levels
- TR11 – Bus Services
- TR18 – Provision for Pedestrians and Cyclists in New Developments

Joint Lancashire Structure Plan

- Policy 7 – Traffic and Parking
- Policy 15 – Regional Investment Site

Planning History

04/00029/FULMAJ - Remediation and reclamation earth works. Approved 28 April 2004.

02/00748/OUTMAJ - Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station) – 16/12/02.

04/00882/OUTESM - Outline application for employment development including full details of a link road – 23/12/04.

06/00589/REMMAJ - Erection of regional distribution centre, including warehouse/storage, ancillary offices, car and lorry parking, access and part circulation space, gatehouse, MHE store and fuel point (site area 6.6 Ha) – being considered concurrently with this application.

06/00601/REMMAJ – Site 2 - Reserved Matters Application for the erection of 18,353 Sq m building for B2/B8 use with ancillary parking areas and landscaping – not yet determined.

06/00602/REMMAJ – Site 3 - Reserved Matters Application for the erection of 9,821 Sq m building for B2/B8 use with ancillary parking areas and landscaping – not yet determined.

Applicant's Case The applicant makes the following points in support of the proposal:

- The development of the centre will create up to 300 new jobs for people in the Chorley area.
- The company is investing £100 million in new facilities including the Regional Distribution Centre (RDC) whose primary purpose is to meet increasing capacity set in the context of current and planned future growth.
- The RDC will be deployed with best practices with the development of improved processes and skills by developing more modern and technologically advanced distribution methods.
- The development will be well related to public transport.
- Overall Revolution Park will comprise of a cluster of industrial buildings ranging from 34,000 sq m on site 6/8 to just over 9,000 on site 3. It is intended to establish a qualitative benchmark for B2/B8 development nationally to attract major inward investment of high quality end users to Chorley.
- A holistic design approach to all buildings will create a strong overriding design theme, elevational treatments and selection of a limited palette of high quality materials, colours and textures.
- The design is a combination of built form, hard and soft landscaping, water features, lighting, signage and branding.
- The submitted design statement is intended to cover the whole of Revolution Park and reflects the objective of the original master plan with significant landscape buffers between each of the building plots running north – south all of which are greater than 20m. The southern boundary of the Wolseley building is suggested to be reduced to between 10 –14m to allow for operational requirements in the rear service yard while maintaining a strong boundary treatment adjacent to the railway corridor.
- The development will follow a commitment to sustainable development with a number of measures proposed to enhance the environmental performance of the building. It is also proposed to seek Secured by Design accreditation and DDA compliance on access.
- The proposed development would be fully in accordance with both the SRS and the Buckshaw Outline Planning Permissions.

Representations Three letters have been received objecting to the proposal on the following grounds:

Increase in the general traffic flow including heavy lorries etc onto the A6 Preston Road;

Increase in traffic noise, which has become far more apparent since the works at the new Sea View junction causing traffic to back up towards Hartwood. Traffic stopping at this new traffic light junction will mean this will be permanent;

- Increased pollution and impact on health;
- Concerned over 24 hour working and therefore disturbance through the night;
- The proposed size of the development is vastly out of proportion with the surroundings and is not in character with the culture or history of the area;
- Impact on privacy;
- Affect on safety and car parking of properties fronting onto Preston Road;
- These proposals will undoubtedly be at the expense of trees and green areas which are rich in nature and wildlife

Consultations

The Head of Public Space Services (Highways) S38 Agreement required for “main” road link, road details required generally appears ok.

Lancashire County Council (Planning) make the following comments:

- Policy 15 of the Structure Plan states that the Regional Investment Site should be used “primarily for high quality generic manufacturing uses and knowledge-based industries”. I am aware that outline planning permission was granted for the site with a Section 106 Agreement requiring not less than 40% of the site is to be used for High Quality Generic Manufacturing uses and Knowledge Based Industry. In view of this it is considered that this application on its own would be acceptable in terms of Structure Plan Policy provided it will not prejudice this threshold.
- It is considered that an area-wide Travel Plan for the whole of the Regional Investment Site should be provided and a more specific travel plan for this proposal that ties in with the wider area plan.
- The overall level of parking is considered to be considered acceptable in terms of Joint Lancashire Structure Plan “Parking Standards” however, the proposals do not appear to contain a satisfactory level of mobility impaired and parent/child parking and no provision appears to have been made for cycles or motorcycles. Parking for the mobility impaired and Parent/child parking should be a minimum of 1 per 10 car spaces. Motorcycles should be at a minimum of 1 per 25 car spaces, while provision for bicycles should be at a minimum of 1 per 10 spaces. Such provision should include long-stay covered secure parking.
- Lancashire Planning Officers Society has produced a draft policy paper on Planning Obligations, which is being used to calculate transport contributions. Using the methodology contained within a developer contribution of £914,748.40 should be sought towards transport improvements. However, in view of the fact that this application is for reserved matters and that measures are already in place to provide footpaths/cycle paths, bus stops etc it is recommended that a minimum funding of £700,000 is sought towards the funding of a bus

service.

- The design and layout would create a self-contained landscape, unrelated to its surroundings, with large-scale buildings, modern materials (composite cladding in metallic dark grey and blue), landscape strips, formal water bodies and avenues of trees. The proposals would create a modern suburban commercial character, which makes no reference to the surrounding character.
- Section 9 of the design statement refers to landscaping from local provenance; this can only apply to the native planting along the southern boundary, since the remaining planting is exotic. Planting along the western boundary, referred to, as mass native planting comprises predominantly non-native conifers and measures 15m rather than 20m. The southern boundary buffer comprises native species and measures 10m reduced from 20m the eastern boundary planting is missing. Compensatory planting should be carried out in lieu of the reduction in the buffers.

Lancashire County Council (Highways) makes the following comments:

- Refer you to the standards for mobility, cycle and motorcycle parking as contained within JLSP.
- There appears to be no mention of a Travel Plan in the submission what is CBC's view on this issue as there appears to be no reference in the Outline permission.

Environment Agency has no objection in principle to the development but suggests a number of conditions.

United Utilities have no objection provided that this site is drained on a separate system with only foul drainage connected into the foul sewer, while surface water should discharge to the watercourse/soakaway/surface water sewer.

North West Regional Development Agency states that strategic regional sites should act as flagship developments for the North West. Standards of design, energy conservation, landscaping, quality of construction and urban design should ensure that all new development at the site contributes positively to environmental quality. The S106 Agreement attached to the outline requires that no less than 40% of the SRS is to be used for high quality generic manufacturing uses knowledge-based industry. The proposal represents a significant investment in the Central Lancashire sub-region with the potential to create 300 jobs. Subject to the 40% requirement being met, the Agency wishes to express support for the proposals, which are consistent with Action 80 in the Regional Economic Strategy (RES) and will contribute to the delivery of the Agency's objectives for the SRS.

Economic regeneration (Landscape) - No objection in principle. The outline planting proposals show mass native planting to the western boundary, most of the proposed planting is non-native and is between 30 – 50m tall when mature. It might be better to interplant the trees with native shrubs to provide some shelter and habitat for wildlife to reflect the planting shown for the southern boundary. The design statement is very good and gives a strong identity to the area and continuity should

be maintained throughout the whole of the SRS.

Health and Safety Executive (Explosives Directorate) – No objections.

Director of Streetscene, Neighbourhoods and Environment – no objections.

Coal Authority – standing advice.

Assessment

Principle of the use

The site constitutes part of the southern commercial area of the Buckshaw Village development and provides for the “overspill” of the proposed Wolseley RDC, which extends beyond the boundaries of the combined plots 6/8 on the Regional Investment Site as identified in Regional Planning Guidance for the North West. This part of the Southern Commercial Area was granted permission with the intention that it would accommodate B1, B2 and B8 uses in accordance with Policy GN2 of the Local Plan. The detailed Design Code for this area is still in the process of being prepared however the principle of such type of development would be in accordance with the OPP. Being so close to the boundary in design terms it would be read against the SRS for which a design code has been prepared and submitted for consideration with this application.

The proposal forms part of a Regional Distribution Centre for a international business operating in 14 countries within Europe as well as the USA and Canada, complies with the criteria outlined in Policy EM1A and has been designed to fully accord with the Masterplan proposed in the RIS Outline application as enhanced by the Design Statement submitted with this application.

Green belt issues

This part of the development being outside the Major developed site and within Policy GN2 designation means it is outside the Green Belt but will still have an impact on it. It is considered that this proposal provides for essential operational facilities to the main warehouse and will not conflict with the aims of Green Belt policy as expressed in Policy DC1.

Design, layout and relationship to surrounding uses

Policy 15 of the Joint Lancashire Structure Plan and Policy GN5 of the Chorley Borough Local Plan Review require developments on this site to achieve a high standard of development quality and urban design. Policy EM2 of the Chorley Borough Local Plan Review requires proposals for new business and storage and distribution uses to satisfy a number of criteria relating to site layout, relationship with surrounding uses, public transport and pedestrian and cycle access, landscaping, surface water and drainage and prevention of crime.

The proposal is for storage areas attached to the end of a very large building with an extensive area of hardstanding and the proposed access and gatehouse. Following discussions between your officers and the applicant’s architects prior to the submission of the application, a building design has been achieved by breaking up the bulk with elevational treatments and differently profiled materials of a higher quality than is standard for buildings of this nature. The site is laid out on a comprehensive basis and fully accords with the Masterplan

submitted under the Outline application for the RIS. The combined finished floor level for Wolseley is proposed to be 66m bringing the majority of the building envelope to be lower than originally envisaged in the OPP which will help to reduce the impact of its size when viewed from the surrounding area. Conditions are proposed which will control the quality of materials to be used. I am satisfied that the proposal as amended complies with Structure Plan Policy 15 and Chorley Borough Local Plan Review Policies GN5 and EM2.

Environmental and landscape impacts

The applicants are showing a commitment to sustainable development by introducing a package of measures to enhance environmental performance. These will include using timber from certified Forest Stewardship Council, 100% recyclable materials and finishes, low water use appliances, site waste management and use of low energy fittings. Future Tenants will be encouraged to consider rain harvesting, solar generated power and wind turbines.

Landscaping to the road corridor is to be carried out under the terms of the OPP with detailed buffer planting to the western boundary falling within this application. It has been suggested by LCC and Chorley's in house landscape officer that more native species are incorporated into the proposed landscaping schemes and a condition will be imposed accordingly. In terms of noise impacts from the operation of this particular business, I am satisfied that the distance of the site from the nearest noise-sensitive properties is such that there will not be an unacceptable level of noise disturbance, and the proposal therefore complies with Policy EP20. A condition will ensure that detailed lighting proposals comply with Policy EP21A.

Transportation and highways

The site will be accessed from the new link road, which runs through from the A6 at its junction near the Sea View PH to Central Avenue adjacent to Buckshaw Hall.

I am satisfied that following the submission of the amended drawings the proposal will comply with Policies TR4 and TR18.

Security and access

The applicants intend to seek secured by design accreditation and has designed the buildings for full DDA compliance. Account has been taken of bus stops, cycleways and footpaths. Each unit will have disabled shower provision.

Conclusion

This proposal is for a major international company and will provide 300 new jobs and further development of the Regional Investment Site and fulfilling objectives in Regional Planning Guidance for the North West, the Lancashire Structure Plan and the Chorley Borough Local Plan. The development will provide considerable economic and employment benefits for the Borough. It is recommended that permission is granted subject to the conditions stated below and the completion of the Unilateral Undertaking to ensure the concurrent implementation of this permission and 06/00590/REMAJ.

**Recommendation: Permit (Subject to Section 106)
Conditions**

1. The development of the site should be carried out in accordance with the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of the protection of Controlled Waters.

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

Reason: To ensure that the development complies with approved details in the interests of protection of controlled waters.

3. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post Remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To protect Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.

4. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas, roadways and hardstandings for vehicles, commercial lorry parks and fuel filling areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason : To prevent pollution of the water environment and in accordance with Policy Nos. EP17, EP18, EM2 and EM3 of the Adopted Chorley Borough Local Plan Review.

5. No materials or equipment shall be stored on the site other than inside the building or the areas as allocate don the approved plans.

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

6. 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 EM2 of the Adopted Chorley Borough Local Plan Review.

7. The approved plans are:

Plan Ref.	Received On:	Title:
889/19	08/06/06	Planting Plan Landscape
15905-PL101	23/05/06	Location Plan
15905-PL103	23/05/06	Site Plan Western Boundary
15905-PL110	23/05/06	Gatehouse
15905-PL107	23/05/06	Proposed Elevations
15905-PL106	23/05/06	Detailed Elevation and section
15905-PL104	23/05/06	Proposed Elevations
781.01	23/05/06	Outline Landscape Proposals
SK01	23/05/06	Foul and surface water outfall

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

8. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted 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 EM2 of the Adopted Chorley Borough Local Plan Review.

9. Before the development hereby permitted is first commenced full details of lighting proposals for 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, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.

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

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

11. 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 Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

12. 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 Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

13. 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.

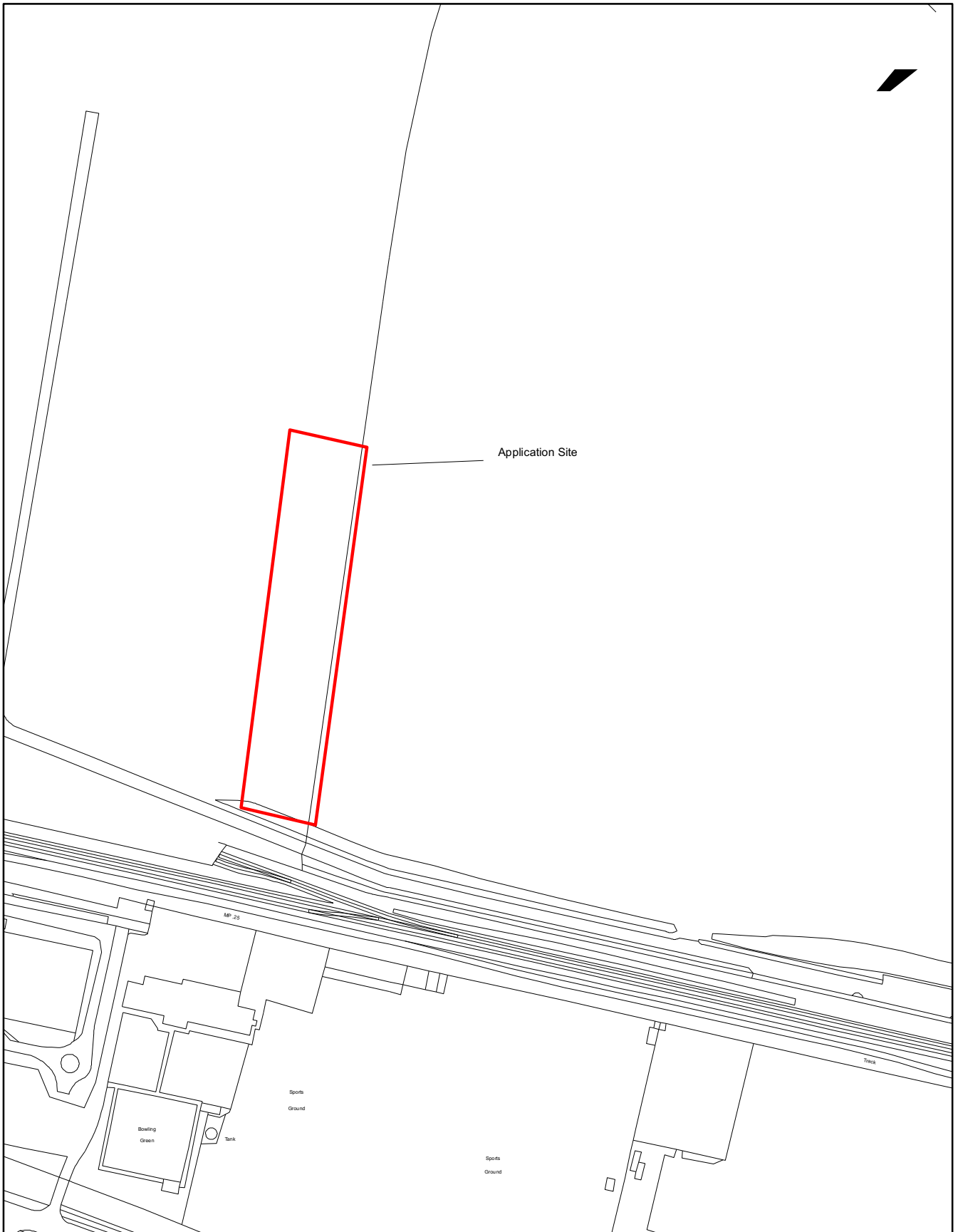
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

14. 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 EM2 of the Adopted Chorley Borough Local Plan Review.

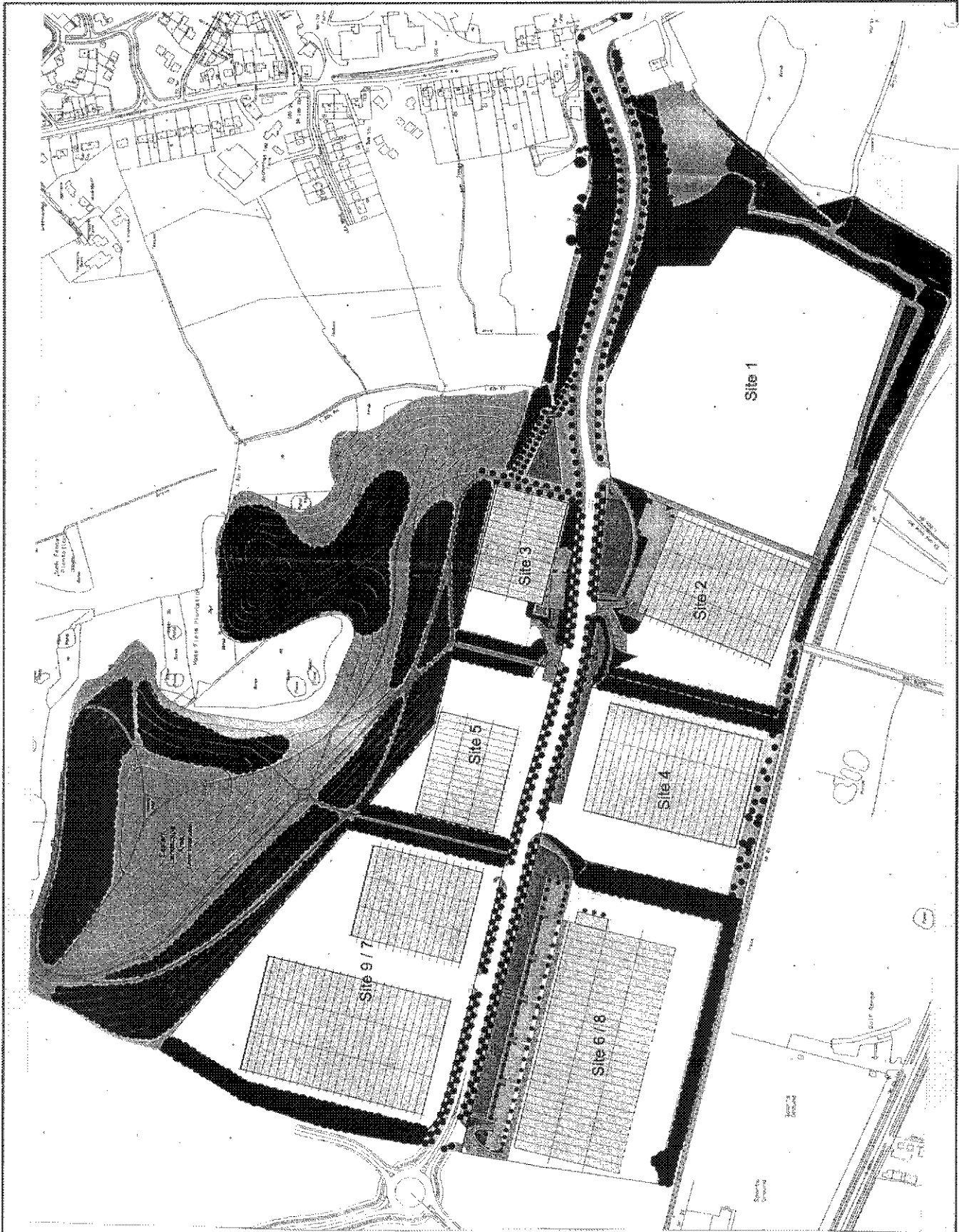
15. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the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

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



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application Number: 06/00590/REMAJ</p>	<p>Grid Ref: E: 357143 N: 419797</p>	<p>Scale: 1:2,500</p>	<p>Agenda Item No. A5</p>

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Director of Development and Regeneration
Chorley Borough Council

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Application Number:
06/00590/REMAJ

Grid Ref:
E: 357143
N: 419797

Scale:
1:1

Agenda Item No.
A. 5

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Item A. 6	06/00601/REMAAJ	Approve Reserved Matters
Case Officer	Mr Neil Higson	
Ward	Astley And Buckshaw	
Proposal	Reserved Matters Application for the erection of 18,353 Sq m building for B2/B8 use with ancillary parking areas and landscaping,	
Location	Site 2 Buckshaw Avenue Buckshaw Village Lancashire	
Applicant	Helioslough Ltd	
Proposal	The proposal is a reserved matters application by Helioslough ltd for the erection of an industrial building to include ancillary offices and associated access, car and lorry parking, hard standing and landscaping on Site 2 of the Strategic Regional Site (SRS). The SRS was granted Outline Planning Permission (OPP) under reference 04/00882/OUTESM.	

The proposal is a reserved matters application by Helioslough ltd for the erection of an industrial building to include ancillary offices and associated access, car and lorry parking, hard standing and landscaping on Site 2 of the Strategic Regional Site (SRS). The SRS was granted Outline Planning Permission (OPP) under reference 04/00882/OUTESM.

The site has an area of 4.23ha and will be accessed from the link road proposed in the Outline SRS, which is some considerable way towards completion. The link road connects with the A6 opposite the Sea View public house and through to Buckshaw Village to connect with Central Avenue near Buckshaw Hall.

The building is a high bay warehouse design with a height of 14.3m to the top of the parapet, being approximately 153m long and 111m wide providing a total of approximately 18,353 sq m (198,000 sq ft) of floor space. This will include 2,148 sq m (23,000 sq ft) in the form of storage and ancillary offices across 2 floors internal to the warehouse located at the north-west corner of the building. The warehouse will be clad in a combination of horizontal profiled sinusoidal cladding in colour coat Prisma Aquarius and composite waveform flat panel steel cladding in Metallic Silver. The office element will be faced in a combination of blue anti sun glazing, horizontal profiled sinusoidal cladding in grey aluminium and curtain walling with dark grey feature transoms. The roof is set behind a deep overhanging parapet having feature columns to the primary elevation, which faces the link road and contains the office element with the main pedestrian entrance.

The site is accessed directly off the link road with staff car parking being separated from service vehicles, into two distinct areas. To the front (north) is a car park to accommodate 104 vehicles. To the side (west) is a service yard providing parking for 28 HGV's and providing access to 22 delivery bays within this elevation. Landscaping buffers are also proposed with that to the rear (southern) adjacent to the railway line varying in depth from 15m to 30m and to the western boundary (between the service yard and plot 4) to a depth of 25m. The northern elevation is further reinforced with additional tree planting between the staff car park and lake, plus shrub planting and hard surfacing with the lakes and the double boulevard of trees being provided under the terms of the OPP for the SRS.

The future occupier is not yet known and the application is therefore made on a speculative basis and along with the proposed unit on Plot 3 reported elsewhere on this agenda represents a £15 million investment. The unit will be actively marketed to users within either Class B2 (General Industrial) or B8 (Storage and Distribution). Using the English Partnerships "Employment Densities" guide it is suggested that this development could provide between 230 and 540 jobs depending upon the end user.

Planning Policy

The Strategic Regional Site is a major developed site in the Green Belt (Policy DC6). It is allocated as a Regional Investment Site in the Chorley Borough Local Plan Review (Policy EM1A) and Joint Lancashire Structure Plan (Policy 15). Other relevant policies include:

Chorley Borough Local Plan Review

- GN5 – Building Design
- EM1A – Regional Investment Site
- EM2 – Development Criteria for Industrial / Business Development
- EP18 – Surface water run off
- EP20 – Noise
- EP21A – Light Pollution
- TR4 – Highway Development Control Criteria
- TR8 – Parking Provision Levels
- TR11 – Bus Services
- TR18 – Provision for Pedestrians and Cyclists in New Developments

Joint Lancashire Structure Plan

- Policy 7 – Traffic and Parking
- Policy 15 – Regional Investment Site

Planning History

04/00029/FULMAJ - Remediation and reclamation earth works. Approved 28 April 2004.

02/00748/OUTMAJ - Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station) – 16/12/02.

04/00882/OUTESM - Outline application for employment development including full details of a link road – 23/12/04.

06/00589/REMMAJ - Erection of regional distribution centre, including warehouse/storage, ancillary offices, car and lorry parking, access and part circulation space, gatehouse, MHE store and fuel point (site area 6.6 Ha) – not yet determined.

06/00590/REMMAJ - Part gatehouse, circulation space, MHE store and fuel point, associated with the erection of Regional Distribution Centre (Site area 1.0 Ha) – not yet determined.

06/00602/REMMAJ – Site 3 - Reserved Matters Application for the erection of 9,821 Sq m building for B2/B8 use with ancillary parking areas and landscaping – not yet determined.

Applicant's Case

The applicant makes the following points in support of the proposal:

- Plot 2 is in south east of the wider Revolution Park and being alongside the Lex development it forms part of the eastern gateway.
- The proposal (along with Plot 3) represents a £15 million investment to bring forward the evolution of the SRS.
- The scale and form of the development is as envisaged by the original Masterplan and delivers the requirements of the Section 106.
- As a speculative application the proposal is fundamental to the ultimate success of Revolution Park establishing the tone for the rest of the development of functional high quality buildings in extensive landscaped setting characterised by boulevard avenue planting and formal water features.

- Overall Revolution Park will comprise of a cluster of industrial buildings ranging from 34,000 sq m on site 6/8 to just over 9,000 on site 3. It is intended to establish a qualitative benchmark for B2/B8 development nationally to attract major inward investment of high quality end users to Chorley.
- A holistic design approach to all buildings will create a strong overriding design theme, elevational treatments and selection of a limited palette of high quality materials, colours and textures.
- The development will follow a commitment to sustainable development with a number of measures proposed to enhance the environmental performance of the building. It is also proposed to seek Secured by Design accreditation and DDA compliance on access.

Representations

Three letters have been received objecting to the proposal on the following grounds:

- Increase in the general traffic flow including heavy lorries etc onto the A6 Preston Road;
- Increase in traffic noise, which has become far more apparent since the works at the new Sea View junction causing traffic to back up towards Hartwood. Traffic stopping at this new traffic light junction will mean this will be permanent;
- Increased pollution and impact on health;
- Concerned over 24 hour working and therefore disturbance through the night;
- The proposed size of the development is vastly out of proportion with the surroundings and is not in character with the culture or history of the area;
- Impact on privacy;
- Affect on safety and car parking of properties fronting onto Preston Road;
- These proposals will undoubtedly be at the expense of trees and green areas which are rich in nature and wildlife;
- The cladding should be green or brown in this residential Green Belt area;

Consultations

The Head of Public Space Services (Highways) – Pedestrian refuge required in junction bell mouth.

Lancashire County Council (Planning) make the following comments:

- Policy 15 of the Structure Plan states that the Regional Investment Site should be used “primarily for high quality generic manufacturing uses and knowledge-based industries”. I am aware that outline planning permission was granted for the site with a Section 106 Agreement requiring not less than 40% of the site is to be used for High Quality Generic Manufacturing uses and Knowledge Based Industry. In view of this it is considered that this application on its own would be acceptable in terms of Structure Plan Policy provided it will not prejudice this threshold.
- It is considered that an area-wide Travel Plan for the whole of the Regional Investment Site should be provided and a more specific travel plan for this proposal that ties in with the wider area plan.
- The overall level of parking is considered to be considered acceptable in terms of Joint Lancashire Structure Plan “Parking Standards” however, the proposals do not appear to contain a satisfactory level of mobility impaired and parent/child parking and no provision appears to have been made for cycles or

motorcycles. Parking for the mobility impaired and Parent/child parking should be a minimum of 1 per 10 car spaces. Motorcycles should be at a minimum of 1 per 25 car spaces, while provision for bicycles should be at a minimum of 1 per 10 spaces. Such provision should include long-stay covered secure parking.

- Lancashire Planning Officers Society has produced a draft policy paper on Planning Obligations, which is being used to calculate transport contributions. Using the methodology contained within a developer contribution of £486,200.60 should be sought towards transport improvements. However, in view of the fact that this application is for reserved matters and that measures are already in place to provide footpaths/cycle paths, bus stops etc it is recommended that a minimum funding of £700,000 is sought towards the funding of a bus service from the whole site.

United Utilities have no objection provided that this site is drained on a separate system with only foul drainage connected into the foul sewer, while surface water should discharge to the watercourse/soakaway/surface water sewer.

Environment Agency has no objection in principle to the development but suggests a number of conditions.

North West Regional Development Agency states that strategic regional sites should act as flagship developments for the North West. Standards of design, energy conservation, landscaping, quality of construction and urban design should ensure that all new development at the site contributes positively to environmental quality. The S106 Agreement attached to the outline requires that no less than 40% of the SRS is to be used for high quality generic manufacturing uses knowledge-based industry. The proposal represents a significant investment in the Central Lancashire sub-region with the potential to create 300 jobs. Subject to the 40% requirement being met, the Agency wishes to express support for the proposals, which are consistent with Action 80 in the Regional Economic Strategy (RES) and will contribute to the delivery of the Agency's objectives for the SRS.

Health and Safety Executive (Explosives Directorate) – No objections.

Director of Streetscene, Neighbourhoods and Environment – no objections.

Coal Authority – standing advice.

Assessment

Principle of the use

The site constitutes plot 2 on the Regional Investment Site identified in Regional Planning Guidance for the North West. This designation is carried through into Policy 15 of the Joint Lancashire Structure Plan which states that land will continue to be allocated at Royal Ordnance Euxton primarily for high quality generic manufacturing uses and knowledge based industry. The policy also requires development to have high standards of development quality, urban design, landscaping and energy conservation co-ordinated by a masterplan. The designation is further carried through to the Chorley Borough Local Plan Policy EM1A which reserves land for strategic investment of regional significance, and lists a number of criteria that proposal should comply with including the scale of development, impact on surroundings and nearby occupiers, satisfactory vehicular access, occupation by a limited number of occupiers, comprehensive planning for the site as a whole, and safe links for pedestrians and cyclists.

This site constitutes approximately 4.2ha, which equates to approximately 8% of the RIS. The use is a mixture of B1 ancillary office use and either B2 (General Industrial) or B8 storage and distribution. Policy 15 advises that the

RIS should be used *primarily* for generic manufacturing uses and knowledge based industry, the B8 element of this proposal does not fit within this description, however the S106 Agreement forming part of OPP requires not less than 40% of the overall site to be used for High Quality Generic Manufacturing uses and Knowledge Based Industry. In view of this it is considered that this application on its own would be acceptable in terms of Structure Plan Policy provided it will not prejudice this threshold. When added to the B8 element already permitted and nearly completed on Site 1 for LEX the proposal will result in just less than 30% of the site being used for B8 and therefore does not conflict with Policy 15. What also must be taken into consideration is the speculative B2/B8 application on plot 3 and the Wolseley RDC on plots 6/8 reported elsewhere on this agenda and if permission were to be granted for B8 uses on those sites would that combined with Lex go beyond the 60% threshold for the overall site. It has been calculated that this figure would be approximately 48% and therefore still within the terms of the S106 requirements but would mean all subsequent plots would need to constitute predominantly generic manufacturing uses and knowledge based industry.

Green belt issues

Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Chorley Borough Local Plan Review show this site to be within the Green Belt. Policy DC1 advises that planning permission will not be granted, except in very special circumstances for development other than agriculture, forestry, recreational facilities, cemeteries, the re-use of buildings, replacement dwellings and affordable housing in certain circumstances, and the redevelopment of Major Developed Sites in accordance with Policy DC6. The application site is within the Major Developed Site designation.

Policy DC6 contains a number of criteria that the redevelopment of Major Developed Sites should address. These advise that the development should not have a materially greater impact than the existing use on the openness of the Green Belt; that it is in scale and keeping with the main features of the landscape; that it does not exceed the height of the existing buildings; that it contributes to the objectives for the use of land in Green Belts; that the appearance of the site is maintained or enhanced in the context of a comprehensive long term plan; the buildings are of permanent construction; and the buildings do not occupy a larger area than the buildings they replace.

The landscape of the Royal Ordnance site is essentially a very artificial one, having been subject to massive earth movements to form underground bunkers and blast mounds with a variety of buildings and infrastructure. Much of the site has now been cleared and remediated, which because of the previous use of the site has required the reforming of the landscape as part of the remediation process. The site has also been closed to public access for more than 60 years. The proposed height of building (14m) will exceed the highest previous buildings on the site, which were around 10m high. However, I am satisfied that the form of development shown as part of the overall Masterplan for the RIS detailed in the Outline application (04/00882/OUTMAJ), with vistas containing large open water features, the quality of the landscaping design proposed, the introduction of public access by road and an extensive network of recreational routes, will ensure that this proposal accords with the intentions of Policy DC6.

I am satisfied that this does not conflict with the aims of Green Belt policy as expressed in Policy DC1.

Design, layout and relationship to surrounding uses

Policy 15 of the Joint Lancashire Structure Plan and Policy GN5 of the Chorley Borough Local Plan Review require developments on this site to achieve a high standard of development quality and urban design. Policy EM2 of the Chorley Borough Local Plan Review requires proposals for new business and storage and distribution uses to satisfy a number of criteria relating to site layout, relationship with surrounding uses, public transport and pedestrian and

cycle access, landscaping, surface water and drainage and prevention of crime.

The proposal is a reasonably large building with an extensive area of hardstanding and car parking around it. A building design has been achieved by breaking up the bulk with elevational treatments and differently profiled materials of a higher quality than is standard for buildings of this nature. The site is laid out on a comprehensive basis and fully accords with the Masterplan submitted under the Outline application for the RIS. Ancillary structures are located to the rear of the building, and extensive areas of landscaping around the site are proposed. Conditions are proposed which will control the quality of materials to be used. I am satisfied that the proposal as amended complies with Structure Plan Policy 15 and Chorley Borough Local Plan Review Policies GN5 and EM2.

Environmental and landscape impacts

Landscaping to the road corridor is to be carried out under the terms of the OPP with detailed buffer planting indicated within the plot to the west and southern boundaries. It is has been suggested by LCC and Chorley's in house landscape officer that more native species are incorporated into the proposed landscaping schemes and a condition will be imposed accordingly. In terms of noise impacts from the operation of this particular business, I am satisfied that the distance of the site from the nearest noise-sensitive properties is such that there will not be an unacceptable level of noise disturbance, and the proposal therefore complies with Policy EP20. A condition will ensure that detailed lighting proposals comply with Policy EP21A.

Transportation and highways

The site will be accessed from the new link road, which runs through from the A6 at its junction near the Sea View PH to Central Avenue adjacent to Buckshaw Hall.

Policies TR4 and TR18 require new developments to provide safe and adequate access for road users cyclists and pedestrians. Comments made by Lancashire County Council in relation to the need for comprehensive travel plans are noted and the request has been passed on to the applicants. It is difficult to provide a travel plan that addresses the whole of the SRS as the entire range of end users is not yet known, however it is considered that as the end users of this proposal is known then a travel plan can be produced which relates to this unit and an appropriate condition will be attached requiring the submission of such. In terms of the reference to the need for a commuted sum for public transport provision there was no such requirement and it would be unreasonable to introduce such a demand now at reserved matters stage. Policy 7 of the Joint Lancashire Structure Plan advises that parking provision for new development will be expected to meet the relevant standards. A level of car parking in accordance with the JLSP parking standards is to be provided however; there do not appear to be any mobility spaces, cycle or motorcycle parking as required by the adopted parking standards. Amended plans have been requested. I am satisfied that following the submission of the amended drawings the proposal will comply with Policies TR4 and TR18.

Conclusion

This is a speculative proposal and will provide between 230 and 540 new jobs depending on whether the end user is B2 or B8. It will further development of the Regional Investment Site and fulfill the objectives in Regional Planning Guidance for the North West, the Lancashire Structure Plan and the Chorley Borough Local Plan. The development will provide economic and employment benefits for the Borough. It is recommended that permission is granted subject to the conditions stated below.

Recommendation: Approve Reserved Matters Conditions

1. The approved plans are:

Plan Ref.
889/10 Rev A

Received On:
23/05/06

Title:
Red Edge Plan

12205-PL200 Rev A	13/06/06	Masterplan Layout
12205-PL201	23/05/06	Unit 2 Site Plan
12205-PL202	23/05/06	Proposed Elevations
12205-PL203	23/05/06	Office Plans
12205-PL204	23/05/06	Detailed Elevations and Sections
12205-PL205	23/05/06	Proposed Elevations
12250-PL206	23/05/06	Proposed Sections
900/103 Rev E	23/05/06	Detailed Design (Landscaping)

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

2. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.
Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.

3. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on 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 EM2 of the Adopted Chorley Borough Local Plan Review.

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted 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 EM2 of the Adopted Chorley Borough Local Plan Review.

5. Before the development hereby permitted is first commenced full details of lighting proposals for 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, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.

6. Prior to the first use of the development hereby permitted, a Business Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

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

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

8. 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 Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

9. 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 Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

10. 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.

11. 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 EM2 of the Adopted Chorley Borough Local Plan Review.

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

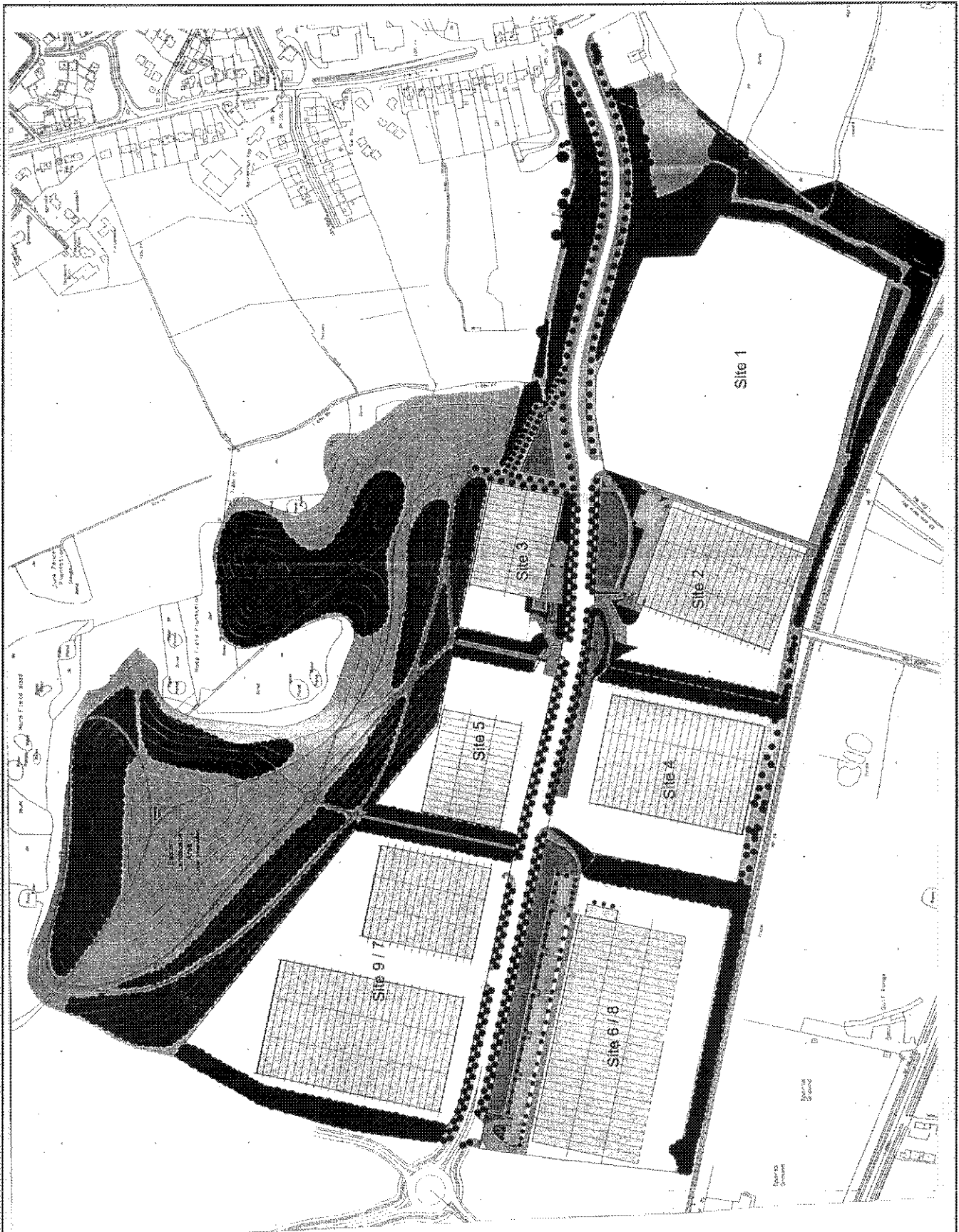
Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

13. The development of the site should be carried out in accordance with the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of the protection of Controlled Waters.

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

Reason: To ensure that the development complies with approved details in the interests of protection of controlled waters.



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application Number: 06/00601/REMMAJ</p>	<p>Grid Ref: E: 357595 N: 419717</p>	<p>Scale: 1:1</p>	<p>Agenda Item No. A. 6</p>

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Item A. 7 06/00602/REMAJ Approve Reserved Matters

Case Officer Mr Neil Higson

Ward Astley And Buckshaw

Proposal **Reserved Matters Application for the erection of 9,821 Sq m building for B2/B8 use with ancillary parking areas and landscaping,**

Location **Site 3 Buckshaw Avenue Buckshaw Village Lancashire**

Applicant **Helioslough Ltd**

Proposal The proposal is a reserved matters application by Helioslough Ltd for the erection of an industrial building to include ancillary offices and associated access, car and lorry parking, hard standing and landscaping on Site 3 of the Strategic Regional Site (SRS). The SRS was granted Outline Planning Permission (OPP) under reference 04/00882/OUTESM.

The site has an area of 1.99ha and will be accessed from the link road proposed in the Outline SRS, which is some considerable way towards completion. The link road connects with the A6 opposite the Sea View public house and through to Buckshaw Village to connect with Central Avenue near Buckshaw Hall.

The building is a high bay warehouse design with a height of 14.3m to the top of the parapet, being approximately 75m long and 117.5m wide providing a total of approximately 9,821 sq m (106,000 sq ft) of floor space. This will include 1,712 sq m (18,000 sq ft) in the form of storage and ancillary offices across 2 floors internal to the warehouse located at the south-east corner of the building. The warehouse will be clad in a combination of horizontal profiled sinusoidal cladding in colour coat Prisma Aquarius and composite waveform flat panel steel cladding in Metallic Silver. The office element will be faced in a combination of blue anti sun glazing, horizontal profiled sinusoidal cladding in grey aluminium and curtain walling with dark grey feature transoms. The roof is set behind a deep overhanging parapet having feature columns to the primary elevation, which faces the link road and contains the office element with the main pedestrian entrance.

The site is accessed directly off the link road with staff car parking being separated from service vehicles, into two distinct areas. To the front (south) is a car park to accommodate 84 vehicles. To the side (west) is a service yard providing parking for 12 HGV's and providing access to 10 delivery bays within this elevation. Landscaping buffer between the service yard and Plot 5 to the west would be to a depth of 25m. The southern elevation is further reinforced with additional tree planting between the staff car park and lake, plus shrub planting and hard surfacing with the lakes and the double boulevard of trees being provided under the terms of the OPP for the SRS.

The future occupier is not yet known and the application is therefore made on a speculative basis and along with the proposed unit on Plot 3 reported elsewhere on this agenda

represents a £15 million investment. The unit will be actively marketed to users within either Class B2 (General Industrial) or B8 (Storage and Distribution). Using the English Partnerships "Employment Densities" guide it is suggested that this development could provide between 123 and 290 jobs depending upon the end user.

Planning Policy

The Strategic Regional Site is a major developed site in the Green Belt (Policy DC6). It is allocated as a Regional Investment Site in the Chorley Borough Local Plan Review (Policy EM1A) and Joint Lancashire Structure Plan (Policy 15). Other relevant policies include:

Chorley Borough Local Plan Review

- GN5 – Building Design
- EM1A – Regional Investment Site
- EM2 – Development Criteria for Industrial / Business Development
- EP18 – Surface water run off
- EP20 – Noise
- EP21A – Light Pollution
- TR4 – Highway Development Control Criteria
- TR8 – Parking Provision Levels
- TR11 – Bus Services
- TR18 – Provision for Pedestrians and Cyclists in New Developments

Joint Lancashire Structure Plan

- Policy 7 – Traffic and Parking
- Policy 15 – Regional Investment Site

Planning History

04/00029/FULMAJ - Remediation and reclamation earth works. Approved 28 April 2004.

02/00748/OUTMAJ - Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station) – 16/12/02.

04/00882/OUTESM - Outline application for employment development including full details of a link road – 23/12/04.

06/00589/REMMAJ - Erection of regional distribution centre, including warehouse/storage, ancillary offices, car and lorry parking, access and part circulation space, gatehouse, MHE store and fuel point (site area 6.6 Ha) – not yet determined.

06/00590/REMMAJ - Part gatehouse, circulation space, MHE store and fuel point, associated with the erection of Regional Distribution Centre (Site area 1.0 Ha) – not yet determined.

06/00601/REMMAJ – Site 2 - Reserved Matters Application for the erection of 18,353 Sq m building for B2/B8 use with ancillary parking areas and landscaping – not yet determined.

Applicant's Case

The applicant makes the following points in support of the

proposal:

- Plot 2 is in north east of the wider Revolution Park and forms part of the eastern gateway.
- The proposal (along with Plot 2) represents a £15 million investment to bring forward the evolution of the SRS.
- The scale and form of the development is as envisaged by the original Masterplan and delivers the requirements of the Section 106.
- As a speculative application the proposal is fundamental to the ultimate success of Revolution Park establishing the tone for the rest of the development of functional high quality buildings in extensive landscaped setting characterised by boulevard avenue planting and formal water features.
- Overall Revolution Park will comprise of a cluster of industrial buildings ranging from 34,000 sq m on site 6/8 to just over 9,000 on site 3. It is intended to establish a qualitative benchmark for B2/B8 development nationally to attract major inward investment of high quality end users to Chorley.
- A holistic design approach to all buildings will create a strong overriding design theme, elevational treatments and selection of a limited palette of high quality materials, colours and textures.
- The development will follow a commitment to sustainable development with a number of measures proposed to enhance the environmental performance of the building. It is also proposed to seek Secured by Design accreditation and DDA compliance on access.

Representations Three letters have been received objecting to the proposal on the following grounds:

- Increase in the general traffic flow including heavy lorries etc onto the A6 Preston Road;
- Increase in traffic noise, which has become far more apparent since the works at the new Sea View junction causing traffic to back up towards Hartwood. Traffic stopping at this new traffic light junction will mean this will be permanent;
- Increased pollution and impact on health;
- Concerned over 24 hour working and therefore disturbance through the night;
- The proposed size of the development is vastly out of proportion with the surroundings and is not in character with the culture or history of the area;
- Impact on privacy;
- Affect on safety and car parking of properties fronting onto Preston Road;
- These proposals will undoubtedly be at the expense of trees and green areas which are rich in nature and wildlife;
- The cladding should be green or brown in this residential Green Belt area;

Consultations

The Head of Public Space Services (Highways) – Pedestrian refuge required in junction bell mouth.

Lancashire County Council (Planning) make the following comments:

- Policy 15 of the Structure Plan states that the Regional Investment Site should be used “primarily for high quality generic manufacturing uses and knowledge-based industries”. I am aware that outline planning permission was granted for the site with a Section 106 Agreement requiring not less than 40% of the site is to be used for High Quality Generic Manufacturing uses and Knowledge Based Industry. In view of this it is considered that this application on its own would be acceptable in terms of Structure Plan Policy provided it will not prejudice this threshold.
- It is considered that an area-wide Travel Plan for the whole of the Regional Investment Site should be provided and a more specific travel plan for this proposal that ties in with the wider area plan.
- The overall level of parking is considered to be considered acceptable in terms of Joint Lancashire Structure Plan “Parking Standards” however, the proposals do not appear to contain a satisfactory level of mobility impaired and parent/child parking and no provision appears to have been made for cycles or motorcycles. Parking for the mobility impaired and Parent/child parking should be a minimum of 1 per 10 car spaces. Motorcycles should be at a minimum of 1 per 25 car spaces, while provision for bicycles should be at a minimum of 1 per 10 spaces. Such provision should include long-stay covered secure parking.
- Lancashire Planning Officers Society has produced a draft policy paper on Planning Obligations, which is being used to calculate transport contributions. Using the methodology contained within a developer contribution of £264,989.70 should be sought towards transport improvements. However, in view of the fact that this application is for reserved matters and that measures are already in place to provide footpaths/cycle paths, bus stops etc it is recommended that a minimum funding of £700,000 is sought towards the funding of a bus service from the whole site.

Environment Agency has no objection in principle to the development but suggests a number of conditions.

North West Regional Development Agency states that strategic regional sites should act as flagship developments for the North West. Standards of design, energy conservation, landscaping, quality of construction and urban design should ensure that all new development at the site contributes positively to environmental quality. The S106 Agreement attached to the outline requires that no less than 40% of the SRS is to be used for high quality generic manufacturing uses knowledge-based industry. The proposal represents a significant investment in the Central Lancashire sub-region with the potential to

create 300 jobs. Subject to the 40% requirement being met, the Agency wishes to express support for the proposals, which are consistent with Action 80 in the Regional Economic Strategy (RES) and will contribute to the delivery of the Agency's objectives for the SRS.

Health and Safety Executive (Explosives Directorate) – No objections.

Director of Streetscene, Neighbourhoods and Environment – no objections.

Coal Authority – standing advice.

Assessment

Principle of the use

The site constitutes plot 3 on the Regional Investment Site identified in Regional Planning Guidance for the North West. This designation is carried through into Policy 15 of the Joint Lancashire Structure Plan which states that land will continue to be allocated at Royal Ordnance Euxton primarily for high quality generic manufacturing uses and knowledge based industry. The policy also requires development to have high standards of development quality, urban design, landscaping and energy conservation co-ordinated by a masterplan. The designation is further carried through to the Chorley Borough Local Plan Policy EM1A which reserves land for strategic investment of regional significance, and lists a number of criteria that proposal should comply with including the scale of development, impact on surroundings and nearby occupiers, satisfactory vehicular access, occupation by a limited number of occupiers, comprehensive planning for the site as a whole, and safe links for pedestrians and cyclists.

This site constitutes approximately 1.99ha, which equates to approximately 4% of the RIS. The use is a mixture of B1 ancillary office use and either B2 (General Industrial) or B8 storage and distribution. Policy 15 advises that the RIS should be used *primarily* for generic manufacturing uses and knowledge based industry, the B8 element of this proposal does not fit within this description, however the S106 Agreement forming part of OPP requires not less than 40% of the overall site to be used for High Quality Generic Manufacturing uses and Knowledge Based Industry. In view of this it is considered that this application on its own would be acceptable in terms of Structure Plan Policy provided it will not prejudice this threshold. When added to the B8 element already permitted and nearly completed on Site 1 for LEX the proposal will result in just less than 25% of the site being used for B8 and therefore does not conflict with Policy 15. What also must be taken into consideration is the speculative B2/B8 application on plot 2 and the Wolseley RDC on plots 6/8 reported elsewhere on this agenda and if permission were to be granted for B8 uses on those sites would that combined with Lex go beyond the 60% threshold for the overall site. It has been calculated that this figure would be approximately 48% and therefore still within the terms of the S106 requirements but would mean all subsequent plots would need to constitute predominantly generic manufacturing uses and knowledge based industry.

Green belt issues

Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Chorley Borough Local Plan Review show this site to be within the Green Belt. Policy DC1 advises that planning permission will not be granted, except in very special circumstances for development other than agriculture, forestry, recreational facilities, cemeteries, the re-use

of buildings, replacement dwellings and affordable housing in certain circumstances, and the redevelopment of Major Developed Sites in accordance with Policy DC6. The application site is within the Major Developed Site designation.

Policy DC6 contains a number of criteria that the redevelopment of Major Developed Sites should address. These advise that the development should not have a materially greater impact than the existing use on the openness of the Green Belt; that it is in scale and keeping with the main features of the landscape; that it does not exceed the height of the existing buildings; that it contributes to the objectives for the use of land in Green Belts; that the appearance of the site is maintained or enhanced in the context of a comprehensive long term plan; the buildings are of permanent construction; and the buildings do not occupy a larger area than the buildings they replace.

The landscape of the Royal Ordnance site is essentially a very artificial one, having been subject to massive earth movements to form underground bunkers and blast mounds with a variety of buildings and infrastructure. Much of the site has now been cleared and remediated, which because of the previous use of the site has required the reforming of the landscape as part of the remediation process. The site has also been closed to public access for more than 60 years. The proposed height of building (14m) will exceed the highest previous buildings on the site, which were around 10m high. However, I am satisfied that the form of development shown as part of the overall Masterplan for the RIS detailed in the Outline application (04/00882/OUTMAJ), with vistas containing large open water features, the quality of the landscaping design proposed, the introduction of public access by road and an extensive network of recreational routes, will ensure that this proposal accords with the intentions of Policy DC6.

I am satisfied that this does not conflict with the aims of Green Belt policy as expressed in Policy DC1.

Design, layout and relationship to surrounding uses

Policy 15 of the Joint Lancashire Structure Plan and Policy GN5 of the Chorley Borough Local Plan Review require developments on this site to achieve a high standard of development quality and urban design. Policy EM2 of the Chorley Borough Local Plan Review requires proposals for new business and storage and distribution uses to satisfy a number of criteria relating to site layout, relationship with surrounding uses, public transport and pedestrian and cycle access, landscaping, surface water and drainage and prevention of crime.

The proposal is a reasonably large building with an extensive area of hardstanding and car parking around it. A building design has been achieved by breaking up the bulk with elevational treatments and differently profiled materials of a higher quality than is standard for buildings of this nature. The site is laid out on a comprehensive basis and fully accords with the Masterplan submitted under the Outline application for the RIS. Ancillary structures are located to the rear of the building, and extensive areas of landscaping around the site are proposed. Conditions are proposed which will control the quality of materials to be used. I am satisfied that the proposal as amended complies with Structure Plan Policy 15 and Chorley Borough Local Plan Review Policies GN5 and EM2.

Environmental and landscape impacts

Landscaping to the road corridor is to be carried out under the terms of the OPP with detailed buffer planting indicated within the plot to the west and southern boundaries. It has been suggested by LCC and Chorley's in house landscape officer that more native species are incorporated into the proposed landscaping schemes and a condition will be imposed accordingly. In terms of noise impacts from the operation of this particular business, I am satisfied that the distance of the site from the nearest noise-sensitive properties is such that there will not be an unacceptable level of noise disturbance, and the proposal therefore complies with Policy EP20. A condition will ensure that detailed lighting proposals comply with Policy EP21A.

Transportation and highways

The site will be accessed from the new link road, which runs through from the A6 at its junction near the Sea View PH to Central Avenue adjacent to Buckshaw Hall.

Policies TR4 and TR18 require new developments to provide safe and adequate access for road users cyclists and pedestrians. Comments made by Lancashire County Council in relation to the need for comprehensive travel plans are noted and the request has been passed on to the applicants. It is difficult to provide a travel plan that addresses the whole of the SRS as the entire range of end users is not yet known, however it is considered that as the end users of this proposal is known then a travel plan can be produced which relates to this unit and an appropriate condition will be attached requiring the submission of such. In terms of the reference to the need for a commuted sum for public transport provision there was no such requirement at the outline stage and it would be unreasonable to introduce such a demand now at reserved matters stage. Policy 7 of the Joint Lancashire Structure Plan advises that parking provision for new development will be expected to meet the relevant standards. A level of car parking in accordance with the JLSP parking standards is to be provided however; there do not appear to be any mobility spaces, cycle or motorcycle parking as required by the adopted parking standards. Amended plans have been requested. I am satisfied that following the submission of the amended drawings the proposal will comply with Policies TR4 and TR18.

Conclusion This is a speculative proposal and will provide between 123 and 290 new jobs depending on whether the end user is B2 or B8. It will further development of the Regional Investment Site and fulfill the objectives in Regional Planning Guidance for the North West, the Lancashire Structure Plan and the Chorley Borough Local Plan. The development will provide economic and employment benefits for the Borough. It is recommended that permission is granted subject to the conditions stated below.

Recommendation: Approve Reserved Matters Conditions

1. The approved plans are:

Plan Ref.	Received On:	Title:
900/104 Rev F	14/06/06	Detailed Design (Landscaping)
889/11 Rev A	23/05/06	Site Edged Red
12205-PL301 Rev A	13/06/06	Site Plan
12205-PL300 Rev A	13/06/06	Masterplan

12205-PL302 Rev A 13/06/06
 12205-PL303 23/05/06
 12205-PL304 23/05/06

Proposed Elevations
 Office Plans
 Detailed elevations and sections
 Proposed Elevations
 Proposed Sections

12205-PL305 Rev A 13/06/06
 12205-PL306 Rev A 13/06/06

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

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

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

3. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on 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 EM2 of the Adopted Chorley Borough Local Plan Review.

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted 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 EM2 of the Adopted Chorley Borough Local Plan Review.

5. Before the development hereby permitted is first commenced full details of lighting proposals for 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, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.

6. Prior to the first use of the development hereby permitted, a Business Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

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

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

8. 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 Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

9. 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 Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

10. 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.

11. 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 EM2 of the Adopted Chorley Borough Local Plan Review.

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

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

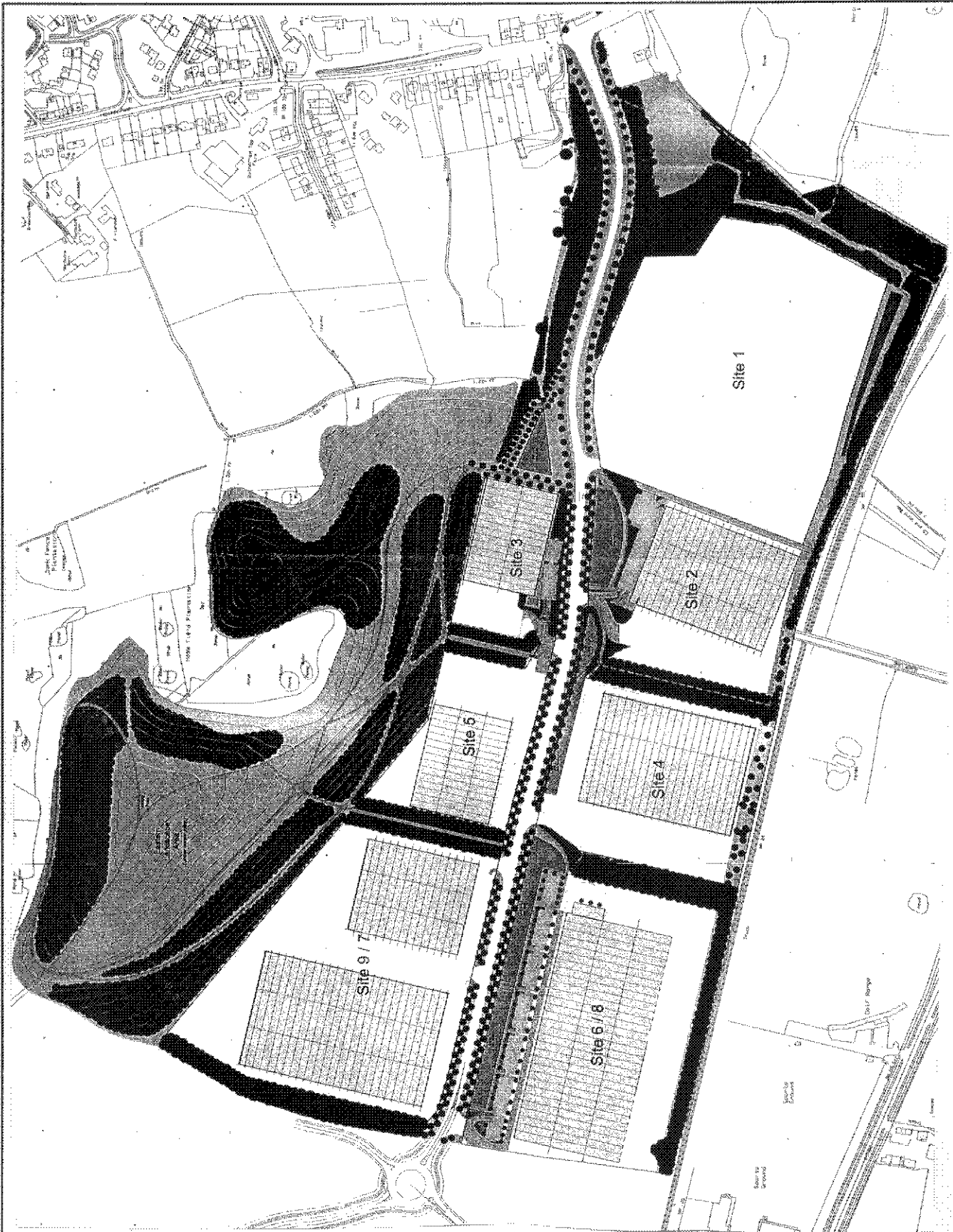
13. The development of the site should be carried out in accordance with the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of the protection of Controlled Waters.

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

Reason: To ensure that the development complies with approved details in the interests of protection of controlled waters.

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<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application Number: 06/00602/REMAJ</p>	<p>Grid Ref: E: 357617 N: 419906</p>	<p>Scale: 1:1</p>	<p>Agenda Item No. A. 7</p>

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Item A. 8 06/00509/FULMAJ Permit Full Planning Permission

Case Officer Mr Simon Pemberton

Ward Chorley North West

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

Location Astley Park And Buildings Park Road Chorley Lancashire

Applicant Chorley Borough Council

Background: This report relates to the two applications on this agenda relating to Astley Park. The applications relate to works within the grounds of Astley Hall and to some of the existing outbuildings. The works comprise part of a larger project which has been part funded by the Heritage Lottery Fund (HLF) and Chorley Borough Council.

The site is a Grade II Park on English Heritages Register of Parks and Gardens of Historic Interest. It is also identified within the Lancashire Sites and Monuments Records (PRN 8614). The Coach House is a Grade II Listed Building and is also identified in the LSMR (reference PRN 8615).

The main hall is a Grade I Listed Building, there is a drinking fountain located within the park in close proximity to the Coach House. There are other listed buildings within the grounds of the Park including Ackhurst Lodge and the entrance gates.

The two applications that have been submitted are for planning permission and listed building consent for those works that require consent which are to be undertaken as part of the ongoing project. The descriptions of the two applications are:

Reference: 06/00509/FULMAJ

Description: Demolish existing extensions, buildings and structure and convert the existing Coach House into a new cafe, classroom and exhibition space and shop associated with Astley Hall and the conversion of part of the barn adjacent to the Farmhouse to provide toilet facilities and associated hard landscaping works. The construction of a 2.5m to 3.5m high wall to complete the enclosure of the walled garden. The construction of bin stores. The engineering operations associated with the drainage and de-

silting of the lake and pond. The refurbishment and extension of the existing pavilion to provide a new kiosk to serve light refreshments.

Reference: 06/00510/LBC

Description: Demolition of existing extensions, buildings and structures and proposed works to facilitate the conversion of the Coach House to a new cafe, classroom and exhibition space and shop and the conversion of part of the barn adjacent to the Farmhouse to provide toilet facilities together with related hard landscaping works. The repair and reconstruction of the existing wall to the walled garden and the construction of a new 2.5m to 3.5m wall to complete the enclosure of the walled garden.

In order to avoid repetition this report deals with both of these applications. The works proposed by both applications can be summarised as:

- 1) The restoration and re-use of the Coach House into a visitor centre including a new cafe, museum shop and new toilet facilities on the ground floor with an exhibition and education space on the first floor.
- 2) The re-use of part of the farm house barn building for public toilets.
- 3) Associated hard and soft landscaping in the courtyard and immediate areas surrounding the coach house.
- 4) The restoration of the existing wall surrounding the remnant walled garden including the construction of a new wall along the eastern boundary.

In addition the planning application proposes

- 5) An extension of the Pavilion within the grounds to form a small kiosk
- 6) The drainage, dredging and de-silting of the existing lake adjacent to Astley Hall
- 7) The engineering operations associated with the deposition of the silt on the existing sports pitches

In addition the complete package of works at Astley Hall as part of this Project include:

- 8) The proper management of the woodland areas
- 9) The restoration of the landscape setting
- 10) The restoration of the garden areas within the walled garden
- 11) Various soft landscaping and associated mitigation and re-instatement works

These details will be in accordance with the Conservation Plan prepared as part of the HLF bid.

The planning application, reference 06/00509/FULMAJ, originally included the removal of the existing pets corner and play area located adjacent to the central pathway through the wider park, and its relocation to a site behind the existing pavilion. However, a number of concerns were expressed during the consultation period (set out below). As a result this element of the application has been withdrawn, pending further consideration of the need

and appropriate location of this type of facility. It is possible that a further application for planning permission may be submitted in due course, depending on the outcome of these investigations.

Policy:

The site lies within the urban area of Chorley. The Local Plan includes various designations on parts of the site identified on the proposals map, including:

- 1) Historic Park / Garden (HT13 / LT7)
- 2) Protected Parks and Recreational Open Space (LT14)
- 3) Biological Heritage Site (EP2)
- 4) Safeguarded cycle routes (TR17)
- 5) Visitor Facilities (LT6)

In addition the following policies in the Development Plan for the area, which currently comprises the Regional Spatial Strategy for the North West, the Joint Lancashire Structure Plan (2005) and the Chorley Borough Local Plan Review 2003, were taken into account. This includes specifically the following policies:

Regional Spatial Strategy (RPG13) – DP1, DP2, DP3, UR4, ER1, ER2, ER3, ER5, and ER6.

Chorley Borough Local Plan Review 2003 – GN5, EP2, EP4, EP9, EP13, EP17, EP18, EP21, HT1, HT2, HT3, HT6, HT13, TR4, SP6, SP8, LT6, LT7, and LT14.

Joint Lancashire Structure Plan (2005) – Policy 20, 21 and 22.

Representations:

A number of representations have been received in response to the extensive consultation exercise that was undertaken as part of the application process. This includes comments from both nearby residents and the adjacent schools and church. The concerns expressed in these comments can be summarised as:

- 1) That the relocation of the pets corner and play equipment is unnecessary and will have an adverse impact on the nearby residents and school through:
 - Increase antisocial behaviour,
 - Increased noise and disturbance (from both the pets and visitors),
 - Vermin,
 - Odours
 - Potential health risks (e.g. bird flu),
 - Lack of natural surveillance
 - Harm to existing trees
 - That the bund is an alien feature in the landscape
 - Harm to wildlife
 - Lack of toilet facilities
 - Isolated location less convenient for visitors
 - Lack of supervision on the site
 - That the pets corner is unnecessary and that information about wildlife would be more appropriate

A separate single letter considered that the works are a waste of time and money and that the state of the park and buildings is through neglect and poor management over many years. That the park is subject to much anti-social behaviour and that this should be addressed.

The majority of these comments were directed at the proposed play area and pets corner, which was subsequently withdrawn from the application. As a consequence these comments are no longer of direct relevance to the application. However, where general points, or specific points made in relation to the remainder of the proposal, these are considered in the assessment below.

Consultations:

Comments have been received from the following organisations:

The County Ecologist – Revised comments awaited following submission of additional information.

The County Archaeologist - Identifies the archaeological assets that may exist on the site. They raise no specific objections but advise that a condition should be imposed to secure an architectural watching brief and that the buildings be the subject of a programme of building recording and analysis.

Chorley Borough Council Highways/Drainage - No objections.

English Heritage - No comments but advise that this application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Director of Streetscene, Neighbourhoods and Environment (Environmental Health) - Raises no objections.

Director of Development and Regeneration (Forward Planning) - The proposals accord with Policy LT6 of the Chorley Borough Local Plan Review 2003. Taking this into consideration, there are no policy objections.

Ancient Monuments Society - Are delighted to see these applications to repair and reuse the Coach House and barn at Astley Hall and do not wish to offer any objections.

S P A B - No comment

The Georgian Group - Generally welcome the proposals for the Coach House and Walled Garden, particularly the removal of unsympathetic twentieth century additions and the restoration of historic features. That the uses proposed were appropriate to the buildings character. As such they do not wish to object to the application. However, they would prefer to see a more sensitive approach to the front and rear carriage openings.

British Coal - Standing advice

MAPS – Appropriate control of access should be made and the existing gaps secured. Bin storage areas should also be appropriately secured. That there is limited natural surveillance of the proposed toilets. All doors, windows and locks be to the appropriate specification (secured by design).

Assessment:

The main issues associated with the consideration of the application are considered to be:

- Impact on the Historic Fabric
- Archaeology
- Impact on the setting of the Listed Buildings and Park and Gardens
- Landscape
- Impact upon protected species
- Impact on general nature conservation interest

- Impact upon sport and recreation provision

These are addressed in turn below. As referred to above, the majority of objections related to the play area and pets corner (for the reasons set out) and as this element of the proposal has been withdrawn, are no longer relevant to the remainder of the application.

Historic Fabric

Located at the centre of the historic park and garden is the Grade I Listed Hall with a cluster of historic estate buildings that date back to the 18th Century. The Coach House and Farm House are Grade II Listed Buildings in their own right. Together with the walled garden they form a cluster estate buildings around a courtyard to the west of the main hall.

Currently the Coach House is under utilised, there is a small cafe, former artist studio, pest control store and toilets located within the building. It is generally in a poor state of repair and is in need of significant investment.

The general approach to the proposed development is to remove existing inappropriate buildings, alterations and extensions from the Coach House and enhance and reinforce the essential historic character of the site and the individual buildings.

It is the widely held consensus that the application is an opportunity to remove some unfortunate additions to the Coach House and restore to a sufficiently high standard. The proposed use of the building appears to be entirely appropriate, being able to be accommodated without significantly detracting from the historic interest of the building.

In relation to the comments from the Georgian Group in respect of the detail of the fully glazed openings to the north and south elevations. They have suggested the use of Diocletian windows above tripartite doors, recessed from the façade.

The two openings concerned are the historic coach entrances which are a fundamental functional part of the original building. The existing twentieth century insertions of doors and fixed glazed/boarded panels above to the north and stone /glazing to the south, detract from a clear interpretation of the original function, though the reading of the original stone dressings and openings is clear.

The agent advises that the suggested use of Diocletian windows above doors would inevitably introduce quite large timber glazing members into the detail. They suggest, that this would be entirely out of character and inappropriate for the building. The Georgian Diocletian window in timber was a well founded method of dealing with arched window openings in smaller openings, and thus supporting lesser weights of glass, which enabled finely detailed and delicate mullions to be used. However, the two carriage entrances are both approximately 4.0m wide and 6.0m high to the apex which is considered to be on such a large scale it would be almost impossible to achieve acceptable detailing. The agent also asserts that, more importantly, the use of an uninterrupted structural glazing system will enable the openings to fully

demonstrate their original purpose and, indeed, to continue to signal that they remain the main entrances into the Coach House.

The structural glazing system to be employed comprises large glass panes, dividing the width into three modules, the larger in the centre, joined by silicone flush with the front plane, but with an internal glass reinforcing fin, perpendicular to the plane of the main glass screen. The final size of this fin will need to be agreed on site with the eventual specialist supplier appointed under the contract, and it is the size of this that will eventually decide the final fixing location within the stone reveals. The architects remain aware of the need to set the glazing as far back within the opening as possible, but has requested that the final detail is accepted as a condition to agree with the Local Authority's, once a specialist glazier is appointed.

Archaeology

The County Archaeologist has submitted detailed comments on the application. In general he considers that the development is acceptable subject to the imposition of a condition relating to recording. This is a matter that is entirely appropriate to condition.

A draft outline watching brief has been prepared and appears to be satisfactory to the County Archaeologist.

Setting of the Listed Buildings and Park and Gardens

The application site lies within the historic curtilage of the main hall and other listed buildings. The detailed design has been drawn up with the fundamental aim of restoring and improving these building together with their immediate setting. The proposals will therefore significantly improve the setting of the Coach House and the main hall. The environmental improvement works, restoration of the lake, hard landscaping of the courtyard and restoration of the walled garden will all positively impact upon the character and appearance of the surrounding buildings.

Astley Park is historic parkland with associated house, gardens and outbuildings. The extensive grounds are completely surrounded by the urban development of Chorley. The park is an important historic feature, an important public open space much used by local residents. The proposed development is unlikely to have a significant impact upon this wider setting. However, any impact will be positive and will significantly improve the contribution of the cluster of buildings has to its environs.

Impact upon protected species

Astley Park has a rich biodiversity supporting species rich habitats and European protected species. The wildlife interest has been recognized through the designation of a 'Biological Heritage Site' (BHS) for most of the wooded areas within the park. An ecological survey was commissioned to carry out an overall ecological assessment of the woodland in order to make management suggestions. Further work consisted of various surveys including European protected species surveys, including a great crested newt assessment, water vole assessment, bat survey of coach house, and assessment of trees to be felled for potential bat roosts.

In accordance with PPS9 the impacts of the above proposals on the ecology and biodiversity of the site are assessed below. Of particular importance in this respect is the impact of the proposed development in terms of:

- 1) Bats
- 2) Great Crested Newts
- 3) Water Voles

In relation to bats the bat surveys have revealed the presence of brown long eared bats and pipistrelles in the Coach House, and a noctule tree roost below the dam wall. The brown long eared bats and pipstrelle will potentially be disturbed during re-roofing works to the Coach House. Appropriate mitigation has been suggested to ensure that any impact is minimised during the course of construction and that appropriate measures are put in place to facilitate the continuing use of the building by bats.

The loss of woodland would also have some impact upon the bat habitat, although this is not the subject of this application, and bearing in mind the remaining woodland cover, this is unlikely to significantly impact upon the protected species. The noctule bat tree roost is 50m from the tree felling on the dam face and will not be affected by any of the proposals.

The draining of the lake will interrupt the food supply provided to bats, which will feed over the lake/dam. The operations will be undertaken in such a manner so as to reduce the amount of time the lake is drained to the minimum. This is currently scheduled to be 2 to 3 months with refill scheduled to occur in late September / October 2006.

In the long term, there will be an enhancement and an increase in the amount of water available as feeding habitat for bats. This is further provided by the restoration of an existing completely dry pond within the woods. In addition, the removal of the fish and the replacement of the eutrophic water in the lake with clean water should increase the quantity of insect biomass available as bat food for at least the next ten years, until fish become established again.

In respect of Great Crested Newts, the survey work has identified no evidence of great crested newts on site. No great crested newts have been recorded within 500m of the development site in the past (data provided by Lancashire County Council). As such it considered that there would be no impact upon this protected species, or its habitat.

There are recent records of water vole within the park on the River Chor. However, as part of the detailed surveys no evidence of water vole was found. The banks of the river did not appear very suitable, as there was no vegetation cover on the steep riverbanks at this point. There is a wet fen area close to this position that might support water voles. This fen is more than 500m from the development area. There is no evidence of water voles using the lake/dam banks for shelter. As such it considered that there would be no impact upon this protected species, or its habitat.

Impact on general nature conservation interest

In addition to the forgoing a further survey was commissioned at the request of the County Council Ecologist a Lancashire Pond Biodiversity Assessment of the lake, which is to be drained and desilted. This was carried out 12/6/06 using Lancashire CC pond assessment guidelines. Use was also made of existing data and species lists held by the record centre at Lancashire County Council.

The Biological Heritage Site boundary includes Ackhurst, Great, Judeland, Damhead and Dog Trap Woods (Chorley BHS 51NE12).

These are remnants of ancient woodland on steep valley sides with a wealth of ancient woodland indicators

The site boundary also includes Astley Park Lake /Dam. This supports a species rich emergent flora at the inlet to the north of the lake, 41 wetland plant species, a moderately species rich inflow on the south east corner of the dam, and a species poor aquatic flora consisting of almost entirely yellow water lilies in the open water.

The moderately species rich flora at the northern end of dam will be lost during sediment removal. The species rich marsh flora at the north of the dam should remain untouched. It had been the intention to remove this as apart of the overall sediment removal works, but it is suggested that this is now retained.

The aquatic flora within the main body of the lake will be destroyed with the removal of the sediment. However, some yellow water lilies have already been rescued and translocated to an approved CBC receptor site by the British Trust for Conservation Volunteers (BTCV). It is the intention that these will be reintroduced when the works are complete and the lake is refilled. This will mitigate any impact.

Thirty two aquatic invertebrate species were recorded as a result of survey of the lake to be drained. Most of these were small snail species or water bugs. No Nationally Notable species were recorded as part of this assessment. The recommendations and key points within the report can be summarised as:

1. There is a need to retain some sediment within which most of the invertebrates exist and replace into the bottom of the dam once the dredging is complete and the water replaced.
2. The removal of nutrient enriched water and replacement with clean water will provide an improved environment for many early colonizers such as dragonflies.
3. Re-profiling of the lake shore to provide a shallow marginal shelf 1m wide as shown on the submitted plans will be available for plants to colonize naturally.
4. The removal of fish should greatly assist the re-colonization of the water by invertebrates as fish predate many invertebrate species. Fish should therefore not be reintroduced. However natural re-introductions are inevitable with time. Until the fish population has re established, the water will be good for a wide variety of invertebrates.

5. There should be some additional replacement planting of native trees and shrubs elsewhere in the park to mitigate for the loss around the lake. These will provide a valuable habitat for birds and bats.
6. During the clearance of the walled garden the contractor should be instructed to cease work and seek further approval for works if unusual wildlife is discovered such as slow worm, great crested newt, snake, etc.
7. Himalayan balsam already established in areas where works are taking pace should be pulled by hand or killed using chemical control before seeds are set. Young plants germinating in soil disturbed as a result of works in 2006 should be chemically treated or pulled by hand to prevent the further spread of this undesirable species in 2007.
8. In relation to the removal of trees from dam wall, this should be mitigated by the plant native trees elsewhere in the park.

In summary it is considered that the loss of habitat, the disturbance of birds and bats will be minimal in the short term. The long term gains and benefits from improved water quality in the lake, the removal of fish, the anticipated increase in invertebrates and amphibian numbers from both the main lake and the new pond to be created should outweigh the disadvantages experienced in the short term whilst the restoration works are being carried out.

Impact upon sport and recreation provision

The application includes proposals affecting sports provision within the park. The de-silting of the lake will require silt to be placed on the existing sports pitches, which will be allowed to drain before the pitches are re-established.

The existing pavilion building, located to the south and east of the main hall within the park is a 20th Century building, albeit within the historic curtilage of the hall. This building has been the focus for and subject of antisocial behaviour over recent years. The project includes the improvement of the facility and the creation of a kiosk. This will improve facilities for the public; increase the use of the building and to relocate some functions out of the main hall.

As a result, whilst there will be some short term impact upon the availability of sports pitches, there will be longer term benefits to the facilities available within the Park.

Conclusion:

In summary, the proposals represent an opportunity to facilitate significant improvement to the historic fabric and the setting of these nationally important buildings. As such it is considered that both planning and listed building consent applications should be approved.

However, the determination of the planning application should not precede the consideration of the listed building application. As that application has to be referred to Government Office for their consideration and determination, it is not possible to issue a decision at this time.

It is therefore recommended that the determination of the planning application be delegated to officers pending the referral and

determination of the listed building application and that all matters arising be delegated to officers. It is also recommended that any approval be subject to the following conditions:

Recommendation: Permit Full Planning Permission

Conditions: -

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 18 of the Planning (Listed Building & Conservation) Act 1990.

2. The existing materials or, in default, salvaged second hand materials that in all respects are identical to those used on the existing building shall be employed on the external faces of the development hereby permitted.

Reason: To maintain the integrity of the historic building in accordance with policy HT2 of the Chorley Borough Local Plan Review 2003.

3. Prior to any works commencing details of the proposed fenestration and other joinery, to include full details at a scale of not less than 1:10 shall be submitted to and agreed in writing by the Local Planning Authority. All works shall then be undertaken strictly in accordance with the details as approved.

Reason: To maintain the integrity of the historic building in accordance with policy HT2 of the Chorley Borough Local Plan Review 2003.

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 HT2 of the Chorley Borough Local Plan Review (2003).

5. No works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

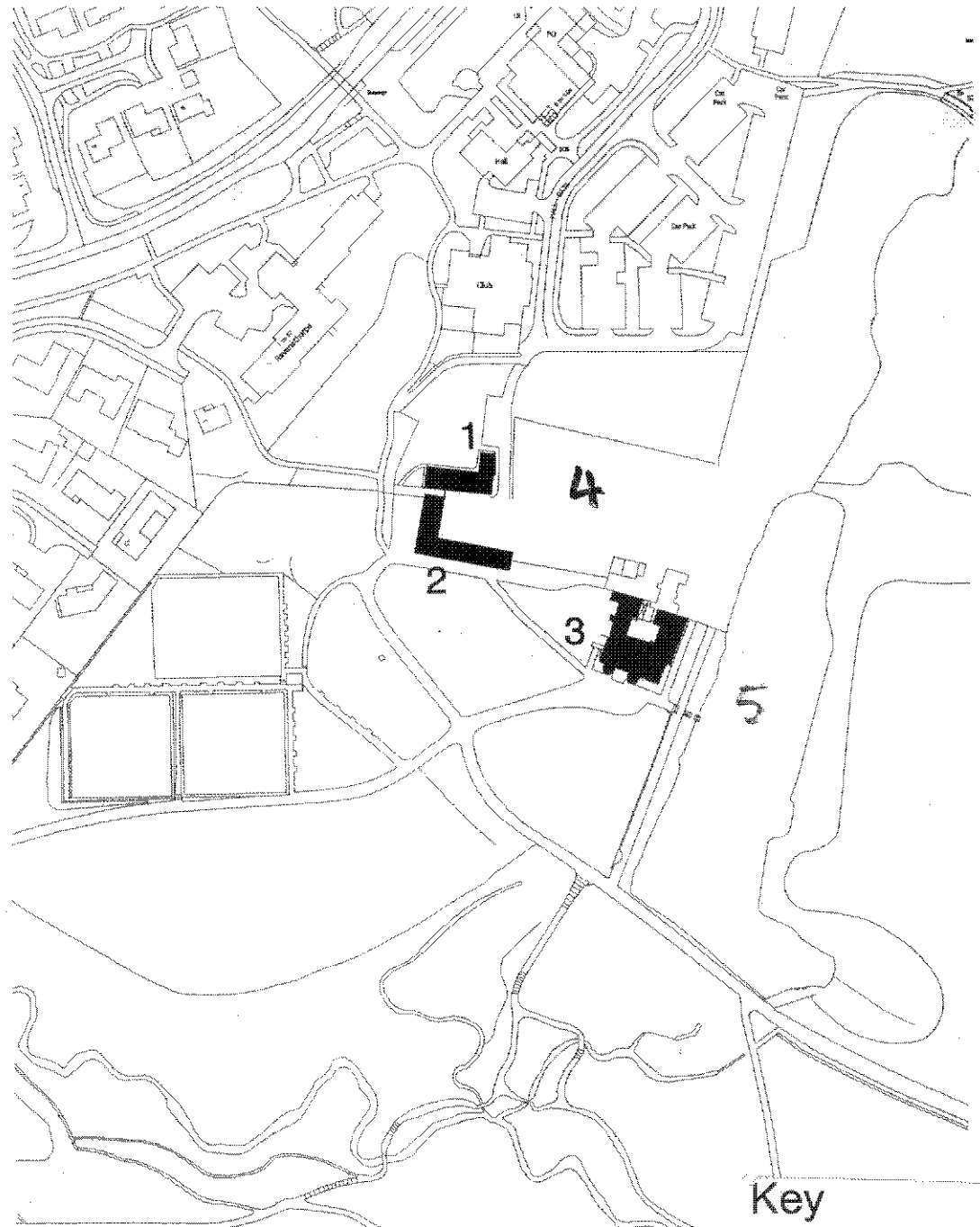
Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy HT6 of the Chorley Borough Local Plan Review (2003).

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

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and the locality and in accordance with policies GN5 and EP10 of the Chorley Borough Local Plan Review 2003.

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- Key**
- 1 Farm House
 - 2 Coach House
 - 3 Astley Hall
 - 4 Walled Garden
 - 5 Lake

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

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Application Number:
06/00509/FULMAJ

Grid Ref:
E: 357296
N: 418188

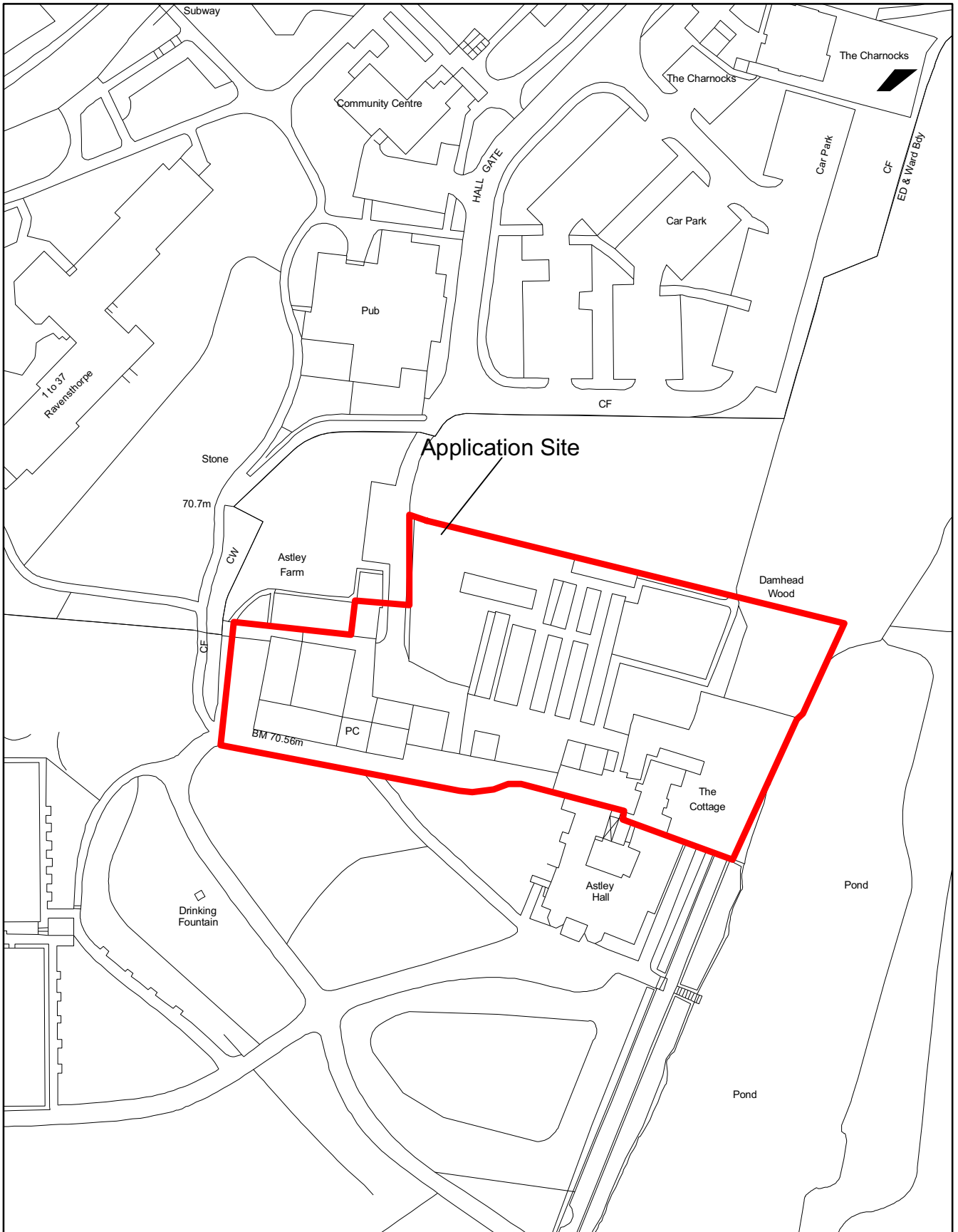
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Agenda Item No.
A 8

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Item B. 1	06/00510/LBC	Refer to GONW
Case Officer	Mr Simon Pemberton	
Ward	Chorley North West	
Proposal	Demolition of existing extensions, buildings and structures and proposed works to facilitate the conversion of the Coach House to a new cafe, classroom and exhibition space and shop and the conversion of part of the barn adjacent to the Farmhouse to provide toilet facilities together with related hard landscaping works. The repair and reconstruction of the existing wall to the walled garden and the construction of a new 2.5m to 3.5m wall to complete the enclosure of the walled garden.	
Location	Astley Park And Buildings Park Road Chorley Lancashire	
Applicant	Chorley Borough Council	
Proposal:	<p>The application should be read in conjunction with the preceding item, which contains a full report and assessment of the issues pertaining to both applications.</p> <p>This Listed Building Consent application proposes the demolition of existing extensions, buildings and structures attached to the Coach House and subsequent works to facilitate the conversion of the building into a new cafe, classroom and exhibition space and shop. The proposals also include the conversion of part of the barn adjacent to the Farmhouse to provide toilet facilities together with related hard landscaping works. The application also proposes the repair and reconstruction of the existing wall to the walled garden and the construction of a new 2.5m to 3.5m wall to complete the enclosure of the walled garden. The application comes to committee for information only.</p> <p>Because the application is made by the Council it has to be referred to Government Office for the North West for determination (it is deemed to be called in by the Secretary of State).</p>	
Recommendation:	Based on the assessment made in the preceding report, it is recommended that the application be referred to Government Office for determination with an indication that the Development Control Committee fully support the proposed development.	
Recommendation:	Refer to GONW	

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Application Number:
06/00510/LBC

Grid Ref:
E: 357296
N: 418188

Scale:
1:1,250

Agenda Item No.
B1

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Item B. 2	06/00534/FUL	Permit Full Planning Permission
Case Officer	Miss Nicola Bisset	
Ward	Adlington & Anderton	
Proposal	Conversion of barn to dwelling with offices and construction of a detached garage	
Location	Tan Pits Farm New Road Anderton Lancashire PR6 9HG	
Applicant	Mr M Lally	
Proposal	<p>The application relates to the conversion of the barn at Tan Pits Farm. The conversion comprises of a live/work unit splitting the barn approximately 50:50 between the two uses.</p> <p>The barn is opposite Tan Pits Farmhouse, which is a Listed Building. As the barn is part of the same complex of buildings as the farmhouse it is also listed by virtue of being a curtilage building and therefore a Listed Building Consent application has also been submitted in conjunction with this application (06/00535/LBC), which is reported elsewhere on this agenda.</p> <p>The site is approached via a long private road, which takes access off a private road, which serves the Anderton Centre. The site and the surrounding area is designated as Green Belt.</p> <p>The only immediate neighbour to the barn is the farmhouse opposite the barn. The property is currently unoccupied but renovation works are currently underway and planning permission has been granted for an extension at the property. As the residential property is within close proximity to the barn the amenities of the residents is a consideration when assessing the impact of a live/work unit within the barn.</p>	
Planning Policy	<p>DC1- Development in the Green Belt DC7A- Conversion of Rural Buildings in the Green Belt EP4- Species Protection HT2- Alterations and Extensions to Listed Buildings HS6- Housing Windfall Sites Windfall Housing SPG Conversion of Rural Buildings SPG</p>	
Planning History	<p>97/00463/COU- Conversion of existing barn to environmental classroom and residential water sports training centre, erection of storage building, provision of new footpath to boathouse and reservoir, provision of car parking area and landscaping. Withdrawn 97/00464/LBC- Application for listed building consent for the conversion of barn, provision of new storage shed, car park and landscaping. Withdrawn 00/00812/COU- Change of use of barn to dwelling. Withdrawn 00/00813/LBC- Listed Building Consent for alterations to barn to form dwelling. Withdrawn 01/00910/COU- Change of use from barn and storage to</p>	

residential dwelling with workshop/garage. Permitted February 2002

02/00053/LBC- listed building consent for change of use of barn and storage to residential dwelling with workshop/garage. Permitted March 2002

05/00748/FUL- Alterations to façade and erection of detached double garage. Withdrawn.

05/00749/LBC- Listed Building Consent for alterations to façade and erection of detached double garage. Withdrawn

06/00180/FUL- Conversion of barn to dwelling and offices and construction of detached garage. Refused

06/00535/LBC- Conversion of barn to dwelling with offices. Pending consideration.

Representations

Anderton Parish Council wish to raise the same objections as they have on the previous applications. The objections are as follows:

- The conversion of the barn would appear contrary to Green Belt policy on rural building conversion DC7A
- The existing farmhouse and pigsty are listed buildings representative of early 18th Century farmhouse construction. The extent of the proposed development would not permit the architectural value to be preserved
- Although not listed, the adjacent barn is an integral part of the farm dwelling and its conversion to residential use would further detract from the significance of the farmstead
- The establishment of an additional dwelling at this location has the potential to further increase vehicle access from New Road, which is already a road traffic concern.

The Parish Council are also concerned about the extent of work, which occurred on site to both the barn and farmhouse prior to the deadline for submission of planning comments.

Consultations

Lancashire County Council Ecology Section has commented on the submitted Bat Survey and has raised the following points:

- The submitted survey states that the existence of a bat roost in the barn affected by the development has been established by a record search.
- The commencement of the renovation works made it difficult to draw conclusions regarding the use of the buildings by roosting bats prior to the commencement of the works.
- A bat survey undertaken by Stan Irwin in 2002 concluded that “the site does not contain any realistic opportunities for bats or barn owls as a breeding roost and that it is not a site used by either species as a regular place of shelter” and that “conversion of the buildings will not be detrimental to the conservation status of protected species that may be present in the surrounding area.”
- Owing to the record of a bat roost in the building in 1997 it is recommended that bat roosting opportunities should be incorporated into the proposed scheme.

The Director of Street scene, Neighbourhoods and the Environment (Highways) considers that there are no adoption issues. Although it would be preferred, if the passing places were nearer to the entrance of the driveway.

Lancashire County Council (Highways) has no objection to the proposal.

Assessment

This planning application is the third recent submission to change the use of the barn. The first application (05/00748/FUL) was submitted in July 2005. The proposal incorporated alterations to the façade and the erection of a detached garage. This application proposed implementing an earlier planning permission, which was granted in 2002 to the convert the barn to a live/work unit (01/00910/COU) with alterations to the façade and the erection of a detached garage. However after a site visit it was clear that work has started on site prior to discharging any of the conditions attached to both the 2002 planning permission and listed building consent. Also the submitted proposal incorporated an entire residential unit with no workspace. It was not considered that the proposal was an amendment to the previous planning permission. The applicant was advised to cease work on site and the application was withdrawn.

Following the withdrawal of the first application two further applications were received for planning permission (06/00180/FUL) and listed building consent (06/00181/LBC) to convert the barn into residential accommodation with offices and a detached garage. The applications proposed a similar live/work split to the previously approved applications however this application incorporated numerous offices whereas the previously approved application incorporated a workshop and integral garage.

It was considered that the applications did not retain the simplicity of the barn building as a large number of new openings were proposed along with modern features including the treatment of the cart door openings. Internally a significant amount of partitions were proposed which would have detracted from the traditional open character of the barn. Due to the amount of offices provided it was not considered that the work unit would be ancillary to the live unit and in accordance with PPS6 a sequential test would be required. There was no justification for the need for a detached garage as the previous approval accommodated the vehicles within the barn itself. Also a bat survey was required. Both the planning application and the listed building consent were refused due to lack of information and unacceptable design details. The reasons for refusal are listed above.

The design details of the scheme originally submitted with this application were considered to be inappropriate and following a number of meetings and exchanges of correspondence amended plans were received on 7th July 2006. The amended plans incorporated the suggested design details and removed features, which were not considered to be appropriate.

The amended plans included altering the design of the cart door openings to create a more sympathetic design. There are some details still missing, which include window, and door details but the agent has been made aware of this and the details are expected.

It is considered that the amended plans are appropriate in terms of design and respect the special architectural and historic

character of the Listed Building. The number of new window openings has been kept to a minimum and the new window openings, which are proposed respect the character of the barn. The cart doors will have deeply recessed windows with replica cart doors in front of the glazed area. The replica cart doors retain the appearance of a barn whilst acting as a security measure for the barn.

Internally the office accommodation has been designed to create large open offices. There are internal subdivisions within the living accommodation however the number of bedrooms has been reduced in order to keep the number of new openings to a minimum and utilise the number of existing openings. The office accommodation will gain natural light through the large cart door openings.

A bat survey was submitted with the application as the barn has the potential to support roosting bats. The survey states that due to the advanced state of the renovation works it is difficult to ascertain the past suitability for bats. There is a possibility that roosting bats immediately before start of renovation were using the barn. A record search revealed that there was a record of a Pipistrelle roost in 1997 and therefore the barn legally remains a bat roost. It is likely that an offence has been committed in disturbing the roost. However a bat survey in 2002 revealed that the site did not contain any realistic opportunities for bats or barn owls as a breeding roost. Therefore the Ecologist at Lancashire County Council considers that due to the 2002 evidence there is little opportunity to prosecute however bat roosting opportunities should be incorporated into the scheme.

The scheme incorporates a detached garage and although it is considered that the barn does provide opportunities for parking within the barn itself the provision of a small single storey garage in this location will have a minimal impact on the openness and character of the Green Belt. The originally submitted application incorporated a single garage however it was considered to be unnecessarily long. Amendments to the garage were received on 7th July reducing the length of the garage by 1.35 metres. This amended scheme creates a much more acceptable garage building within this Green Belt location.

It is considered that this conversion scheme has been amended to fit within the existing building whereas the previous proposals involved adapting the building to comply with the conversion scheme.

The existing access will be retained to the site and the proposed scheme incorporates two passing places along the access road. The access road is private and the implementation of passing places along this road is considered acceptable.

The proposal incorporates the conversion of the barn into a live/work unit. The work element of the proposal meets the criteria of the Conversion of Rural Buildings SPG, which seeks to accommodate commercial reuses in agricultural barns. The principal of a live work unit has also been established with the previously approved planning permission.

In terms of the Windfall Housing Policy the principal of a

residential unit at the site was established with the grant of the planning permission in 2002. The proposal incorporates the conversion of a listed building which is an exception to the Policy and in Windfall Housing terms the proposal is considered to be acceptable.

The building is if substantial construction and is capable of conversion. The proposal respects the form, bulk and general design of the existing building. As such the proposal complies with Policy DC7A and the Conversion of Rural Buildings SPG.

Recommendation: Permit Full Planning Permission Conditions

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

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

2. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
K159/110E	7 th July 2006	Proposed Ground and First Floor Plans
K159/111D	7 th July 2006	Proposed Elevations
K159/115A	7 th July 2006	Proposed single garage
K159/100D	7 th July 2006	Proposed Site Plan
K159/109	5 th June 2006	Existing Elevations
K159/108A	5 th June 2006	Existing Ground and First Floor Plans
	9 th May 2006	Site Location Plan
K159/114	16 th May 2006	Site Entrance Road
25006/T00	16 th May 2006	Topographical Survey

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

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. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

6. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

7. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the type of mortar to be used on the building. The required details shall include the ratio of the materials to be used in the mortar, its colour and the proposed finished profile of the pointing.

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

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

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, DC7A and HT2 of the Adopted Chorley Borough Local Plan Review.

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

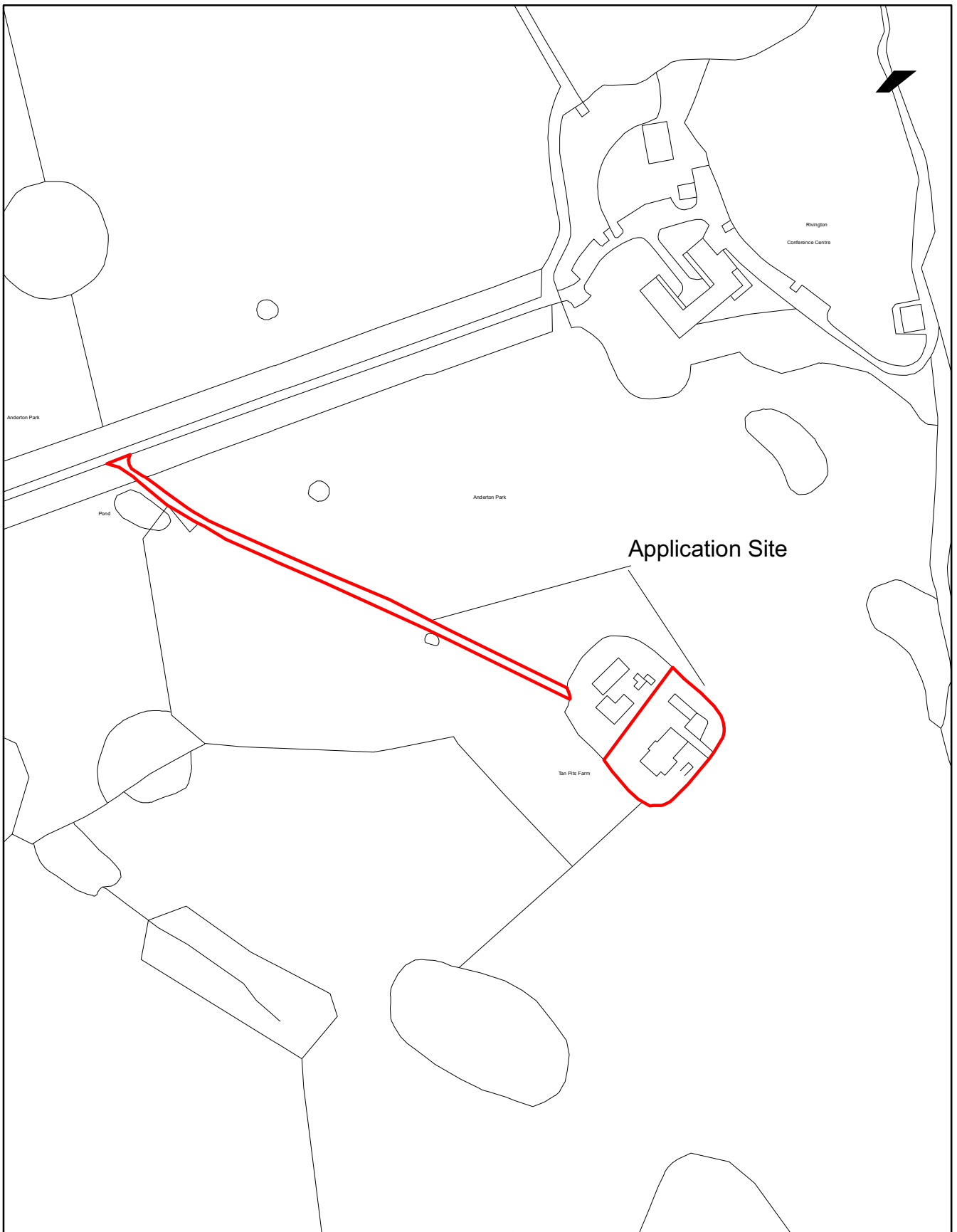
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5, DC7A and HT2 of the Adopted Chorley Borough Local Plan Review.

10. 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.

11. The building subject to this planning application has the potential to support bats. Before the development commences a scheme detailing proposed bat roosting opportunities within the building should be submitted to and approved in writing by the Local Planning Authority. Reason: To replace the bat roosting opportunities present in the buildings on site which will be lost and to sustain the viability of the local population of bats. In accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.

12. The development hereby permitted shall be used as a live/work unit in accordance with the approved plans. The work element of the building shall remain ancillary to the proposed residential accommodation and the building shall not be used solely for residential or commercial purposes. Reason: To protect the openness and character of the surrounding area and the amenities of local residents and in accordance with Policy Nos DC1 and DC7A of the Adopted Chorley Borough Local Plan Review and the Conversion of Rural Buildings SPG.



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

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Application Number:
06/00534/FUL

Grid Ref:
E:362159
N: 413548

Scale:
1:2,500

Agenda Item No.
B2

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Item B. 3 **06/00535/LBC** **Permit Full Planning Permission**

Case Officer **Miss Nicola Bisset**

Ward **Adlington & Anderton**

Proposal **Conversion of barn to dwelling with offices**

Location **Tan Pits Farm New Road Anderton Lancashire PR6 9HG**

Applicant **Mr M Lally**

Proposal The application relates to Listed Building Consent for the conversion of the barn at Tan Pits Farm. The conversion comprises of a live/work unit splitting the barn approximately 50:50 between the two uses.

The barn is opposite Tan Pits Farmhouse, which is a Listed Building. As the barn is part of the same complex of buildings as the farmhouse it is also listed by virtue of being a curtilage building. A Planning application has been submitted in conjunction with this application for the conversion of the barn and the erection of a detached garage (06/00534/FUL), which is reported elsewhere on this Agenda.

The site is approached via a long private road, which takes access off a private road, which serves the Anderton Centre. The site and the surrounding area is designated as Green Belt.

The only immediate neighbour to the barn is the farmhouse opposite the barn. The property is currently unoccupied but renovation works are currently underway and planning permission has been granted for an extension at the property. As the residential property is within close proximity to the barn the amenities of the residents is a consideration when assessing the impact of a live/work unit within the barn.

Planning Policy **HT2- Alterations and Extensions to Listed Buildings**

Planning History **97/00463/COU-** Conversion of existing barn to environmental classroom and residential water sports training centre, erection of storage building, provision of new footpath to boathouse and reservoir, provision of car parking area and landscaping. Withdrawn
97/00464/LBC- Application for listed building consent for the conversion of barn, provision of new storage shed, car park and landscaping. Withdrawn
00/00812/COU- Change of use of barn to dwelling. Withdrawn
00/00813/LBC- Listed Building Consent for alterations to barn to form dwelling. Withdrawn
01/00910/COU- Change of use from barn and storage to residential dwelling with workshop/garage. Permitted February 2002
02/00053/LBC- **Listed** building consent for change of use of barn

and storage to residential dwelling with workshop/garage.
Permitted March 2002

05/00748/FUL- Alterations to façade and erection of detached double garage. Withdrawn.

05/00749/LBC- Listed Building Consent for alterations to façade and erection of detached double garage. Withdrawn

06/00180/FUL- Conversion of barn to dwelling and offices and construction of detached garage. Refused

06/00534/FUL- Conversion of barn to dwelling with offices and construction of a detached garage. To be considered concurrently with this Listed Building Consent.

Representations

Anderton Parish Council wish to raise the same objections as they have on the previous applications. The objections are as follows:

- The conversion of the barn would appear contrary to Green Belt policy on rural building conversion DC7A
- The existing farmhouse and pigsty are listed buildings representative of early 18th Century farmhouse construction. The extent of the proposed development would not permit the architectural value to be preserved
- Although not listed, the adjacent barn is an integral part of the farm dwelling and its conversion to residential use would further detract from the significance of the farmstead
- The establishment of an additional dwelling at this location has the potential to further increase vehicle access from New Road, which is already a road traffic concern.

The Parish Council are also concerned about the extent of work which occurred on site to both the barn and farmhouse prior to the deadline for submission of planning comments.

Consultations

The Director of Streetscene, Neighbourhoods and the Environment (Environmental Protection) has no objections to the proposal.

Lancashire County Council (Highways) has no objection to the proposal.

Assessment

This application for Listed Building Consent is the third recent submission involving the change of use of the barn. The first application (05/00749/FUL) was submitted in July 2005. The proposal incorporated alterations to the façade. This application proposed implementing an earlier listed building consent, which was granted in 2002 to the convert the barn to a live/work unit (02/00053/LBC) with alterations to the façade. However after a site visit it was clear that work has started on site prior to discharging any of the conditions attached to both the 2002 planning permission and listed building consent. Also the submitted proposal incorporated an entire residential unit with no workspace. It was not considered that the proposal was an amendment to the previous planning permission or Listed Building Consent. The applicant was advised to cease work on site and the application was withdrawn.

Following the withdrawal of the first application two further applications were received for planning permission (06/00180/FUL) and listed building consent (06/00181/LBC) to

convert the barn into residential accommodation with offices and a detached garage. The applications proposed a similar live/work split to the previously approved applications however this application incorporated numerous offices whereas the previously approved application incorporated a workshop and integral garage.

It was considered that the applications did not retain the simplicity of the barn building as a large number of new openings were proposed along with modern features including the treatment of the cart door openings. Internally a significant amount of partitions were proposed which would have detracted from the traditional open character of the barn. The listed building consent application was refused due to unacceptable design details, which did not respect the special architectural character and historic interest of the listed building. The reason for refusal is stated above.

The design details of the scheme originally submitted with this application were considered to be inappropriate and following a number of meetings and exchanges of correspondence amended plans were received on 7th July 2006. The amended plans incorporated the suggested design details and removed features, which were not considered to be appropriate.

The amended plans included altering the design of the cart door openings to create a more sympathetic design. There are some details still missing, which include window and door details but the agent has been made aware of this and the details are expected.

It is considered that the amended plans are appropriate in terms of design and respect the special architectural and historic character of the Listed Building. The number of new window openings has been kept to a minimum and the new window openings, which are proposed respect the character of the barn. The cart doors will have deeply recessed windows with replica cart doors in front of the glazed area. The replica cart doors retain the appearance of a barn whilst acting as a security measure for the barn.

Internally the office accommodation has been designed to create large open offices. There are internal subdivisions within the living accommodation however the number of bedrooms has been reduced in order to keep the number of new openings to a minimum and to utilise the number of existing openings. The office accommodation will gain natural light through the large cart door openings.

It is considered that the proposed amendments will have a minimal impact on the historic fabric of the Listed Building and as such the proposal complies with Policy HT2.

**Recommendation: Permit Full Planning Permission
Conditions**

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

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

2. This consent relates to the following plans:

Plan Ref. K159/100D K159/110E	Received On: 7 th July 2006 7 th July 2006	Title: Proposed Site Plan Proposed Ground and First Floor Plans
K159/111D K159/108A	7 th July 2006 5 th June 2006	Proposed Elevations Existing Ground and First Floor Plans
K159/109	5 th June 2006 9 th May 2006	Existing Elevations Site Location Plan

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

3. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

4. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

5. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the type of mortar to be used on the building. The required details shall include the ratio of the materials to be used in the mortar, its colour and the proposed finished profile of the pointing.

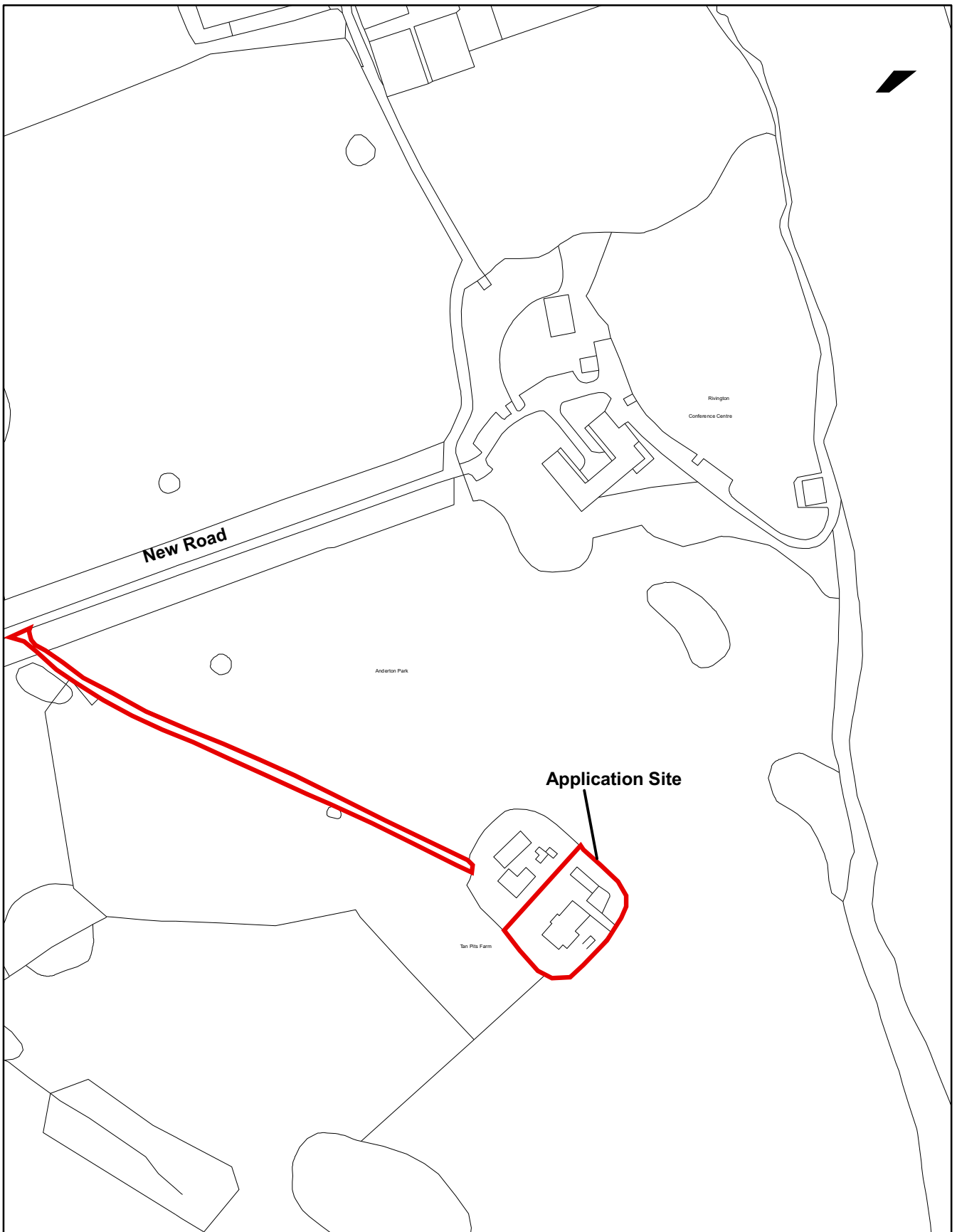
Reason : In the interests of the character and appearance of the Listed Building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

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

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, DC7A and HT2 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, DC7A and HT2 of the Adopted Chorley Borough Local Plan Review.



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 Chorley Borough Council

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Application Number:
06/00535/LBC

Grid Ref:
E: 362159
N: 413548

Scale:
1:2,500

Agenda Item No.
B3

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Item B. 4	06/00536/LBC	Grant Listed Building Consent
Case Officer	Miss Nicola Bisset	
Ward	Adlington & Anderton	
Proposal	Proposed two storey side extension	
Location	Tan Pits Farm New Road Anderton Lancashire PR6 9HG	
Applicant	Mr M Lally	

Proposal The application is for Listed Building Consent to erect a two storey side extension at the rear of the existing farmhouse. The farmhouse is Grade II Listed Building located in close proximity to a two storey large detached barn.

The site is approached via a long private road, which takes access off a private road, which serves the Anderton Centre. The site and the immediate surrounding area is designated as Green Belt and the area has retained a very rural character.

Planning permission was granted earlier this year for the erection of the two storey extension (06/00182/FUL) the subject of this application. However the Listed Building Consent does not relate solely to the extension but also to alterations, which have been undertaken without consent at the farmhouse. These alterations include the external cleaning of the stonework and internal alterations. It was considered that adequate details had not been supplied in terms of the alterations and the previous listed building consent which was submitted in conjunction with the planning application was refused. (06/00183/LBC).

Two applications have been submitted for planning permission (06/00534/FUL) and listed building consent (06/00535/LBC) to convert the barn opposite the farmhouse into a live/work unit. These applications have been reported elsewhere on this agenda. In the event that planning permission is granted for the barn conversion the farmhouse and the barn will be independent of one another.

Planning Policy **HT2-** Alterations and Extensions to Listed Buildings

Planning History **05/00745/FUL-** Erection of two storey side extension and detached double garage. Withdrawn
05/00747/LBC- Listed Building Consent for the erection of a two storey side extension and detached double garage. Withdrawn
05/00982/FUL- Two storey side extension and a detached garage. Refused.
05/00984/LBC- Listed Building Consent for a two storey side extension. Refused.
06/00182/FUL- Two storey extension to dwelling together with the construction of a detached garage. Approved April 2006.
06/00183/LBC- Listed Building Consent for two storey extension to dwelling. Refused.

Representations

Anderton Parish Council wish to raise the same objections as they have on the previous applications. The objections are as follows:

- The size of the proposed extension of the farmhouse building would appear contrary to the Green Belt Policy regarding the extent of the replacement dwellings DC8A.
- The existing farmhouse and pigsty are listed buildings representative of early 18th Century farmhouse construction. The extent of the proposed development would not permit the architectural value to be preserved.
- The Parish Council are also concerned about the extent of work which occurred on site to both the barn and farmhouse prior to the deadline for submission of planning comments.

Consultations

Lancashire County Council (Highways) have no objection to the proposal.

The Director of Streetscene, Neighbourhoods and the Environment (Environmental Protection) has no objection to the proposal.

Assessment

This application for listed building consent follows the submission of three previous listed building consent applications (05/00747/LBC, 05/00984/LBC and 06/00183/LBC). This application and the three previous applications relate to the erection of a two storey extension at the rear of the farmhouse. Planning applications were also submitted in conjunction with the applications for Listed Building Consent. The last planning application was approved (06/00182/FUL) as the planning application related only to the extension itself. The Listed Building Consent relates to both the extension and the alterations, which have already been carried out to the dwellinghouse.

The first application (05/00747/LBC) proposed was withdrawn, as the design and size of the proposal were considered unacceptable. The second listed building consent application (05/00984/LBC) was refused again as it was still considered that the proposal was unacceptable and did not respect the special architectural character and historic interest of the listed building. The third application (06/00183/LBC) was submitted in connection with the planning application, which was approved (06/00182/FUL). It was considered that the proposed extension was acceptable in terms of design, siting and massing. The proposed double garage had been reduced in terms of height and the width of the openings and was considered to have a minimal impact on the character of the rural area. Therefore the planning application was approved. The application for listed building consent, however, does not only take into account the extension but the internal and external alterations that have occurred at the property. It was considered that insufficient information had been provided in respect of the works, which have occurred and the application was refused.

This application has incorporated details of the internal alterations, which include new flooring, plaster patching and repairs to the existing lathe and plaster ceilings. However after visiting the

property and viewing the internal alterations it is considered that the extent of the work is a lot more substantial than repairs and patching and it appears that the property has been completely re-plastered through out. A letter from the agent detailing the precise work, which has occurred has been requested. It is an offence to alter a listed building without first obtaining listed building consent however in this situation it is not possible to prosecute the owner as there is no evidence of what existed originally internally.

Externally the stonework of the building has been cleaned and the originally submitted plans indicate that this incorporated chemically cleaning the building. A letter from the agent dated 30th September 2005 stated the reasons why the building was sand blasted. This initially raises concerns as the plans suggest the building was chemically cleaned not sandblasted. The reasons for cleaning the building are as follows:

- The existing stonework was badly stained, predominantly with old mortar splashing of sand and cement.
- There was considerable lichen and moss growth, particularly along the east face of the building
- There would be a colour disparity between the existing stonework and the “clean” stone of the proposed extension and since our client is extremely conscientious he decided to avoid an unpleasant mis-match by cleaning the existing stonework to match the proposed stonework.

It is not considered that the reasons stated above are sufficient justification for cleaning the building and a more appropriate method could have been utilised, which would not have damaged the stonework. The cleaning which has occurred is an offence and the agent has been advised to remove reference to the cleaning from the plans as the Council is not willing to grant Listed Building Consent for work which has damaged the listed building.

New windows were also inserted at the property without the benefit of listed building consent, which is also an offence. The windows which, have been inserted are not considered to be appropriate in terms of design and the character of the listed building. However the proposal incorporates amended window details to insert more appropriately styled windows within the extension and the existing house. Further details have been requested in terms of the windows via a letter to the agent dated 29th June 2006.

A letter from the agent was received on 7th July stating the following:

- The plasterwork within the dwelling is a combination of existing plaster and new plaster patching, which has been totally skimmed and decorated.
- The window frames on site are mahogany and will be adapted to the detail already in your possession
- The existing floor has been maintained throughout, in that existing stone flags have been retained in the original position and concreted floors have an asphalt screed.

In terms of the extension itself the massing and scale have been reduced from the originally submitted applications to lessen the impact on the Listed Building. The design details, including the window size and locations and details of the doors, respect the

design of the Listed Building. It is considered that the proposed extension will not adversely effect the architectural character and historic interest of the Listed Building and as such the proposed extension complies with Policy HT2.

It is considered that the details submitted explain the internal alterations. A condition will be attached to ensure that appropriate windows and doors are inserted at the property. The cleaning of the building is still an issue, which will be investigated further and will not form part of this Listed Building Consent.

**Recommendation: Grant Listed Building Consent
Conditions**

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

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

2. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
K159/100D	7 th July 2006	Proposed Site Plan
K159/104E	5 th June 2006	Proposed Elevations
K159/103	5 th June 2006	Proposed Floor Plans
K159/101	3 rd May 2006	Existing Floor Plans
K159/106	3 rd May 2006	Existing Elevations
K159/105	3 rd May 2006	Proposed Window details

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

3. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

4. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

5. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the type of mortar to be used on the building. The required details shall include the ratio of the materials to be used in the mortar, its colour and the proposed finished profile of the pointing.

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

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.

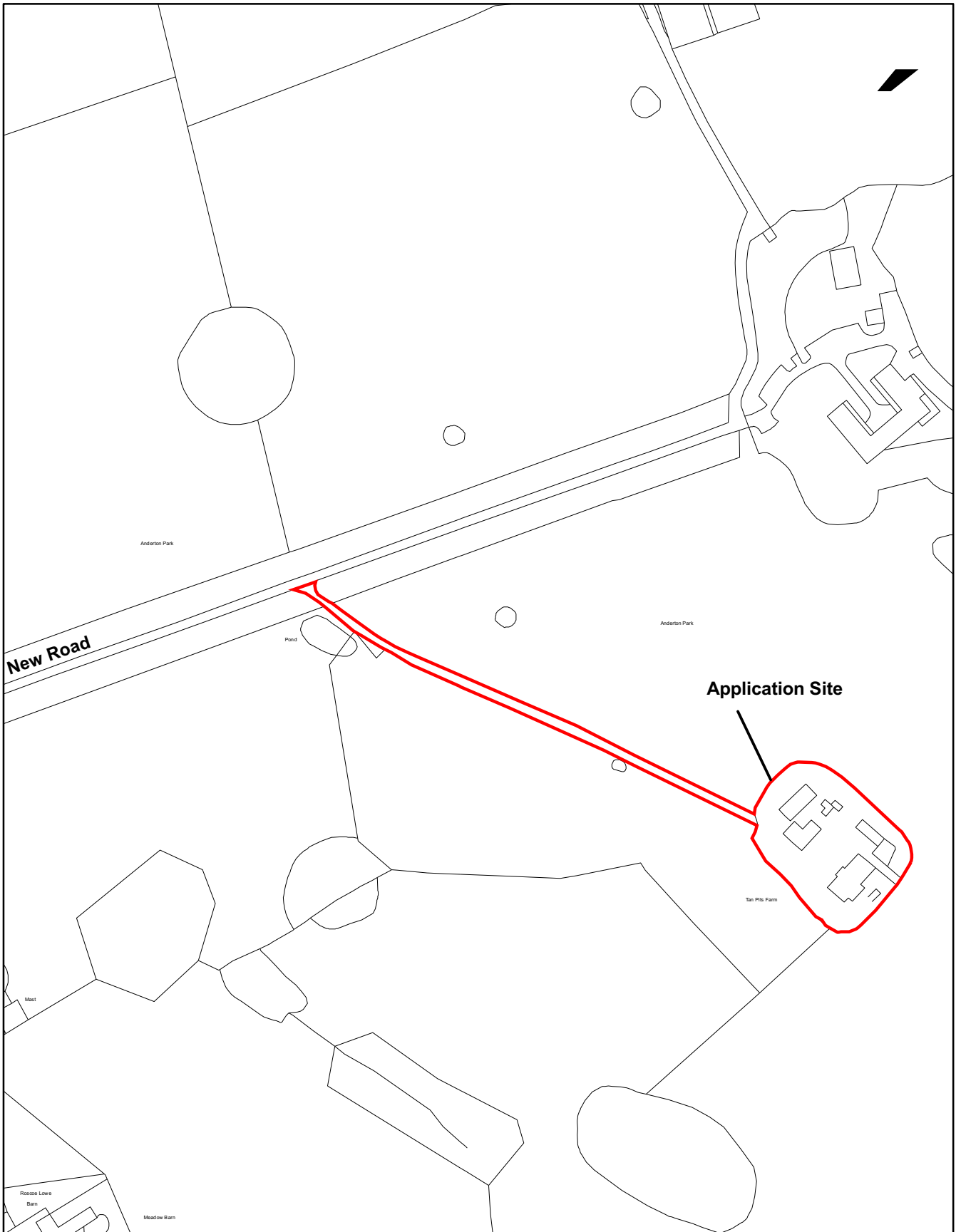
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HT2 of the Adopted Chorley Borough Local Plan Review.

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 HT2 of the Adopted Chorley Borough Local Plan Review.

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Chorley Borough Council

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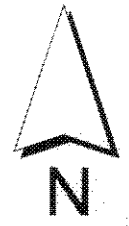
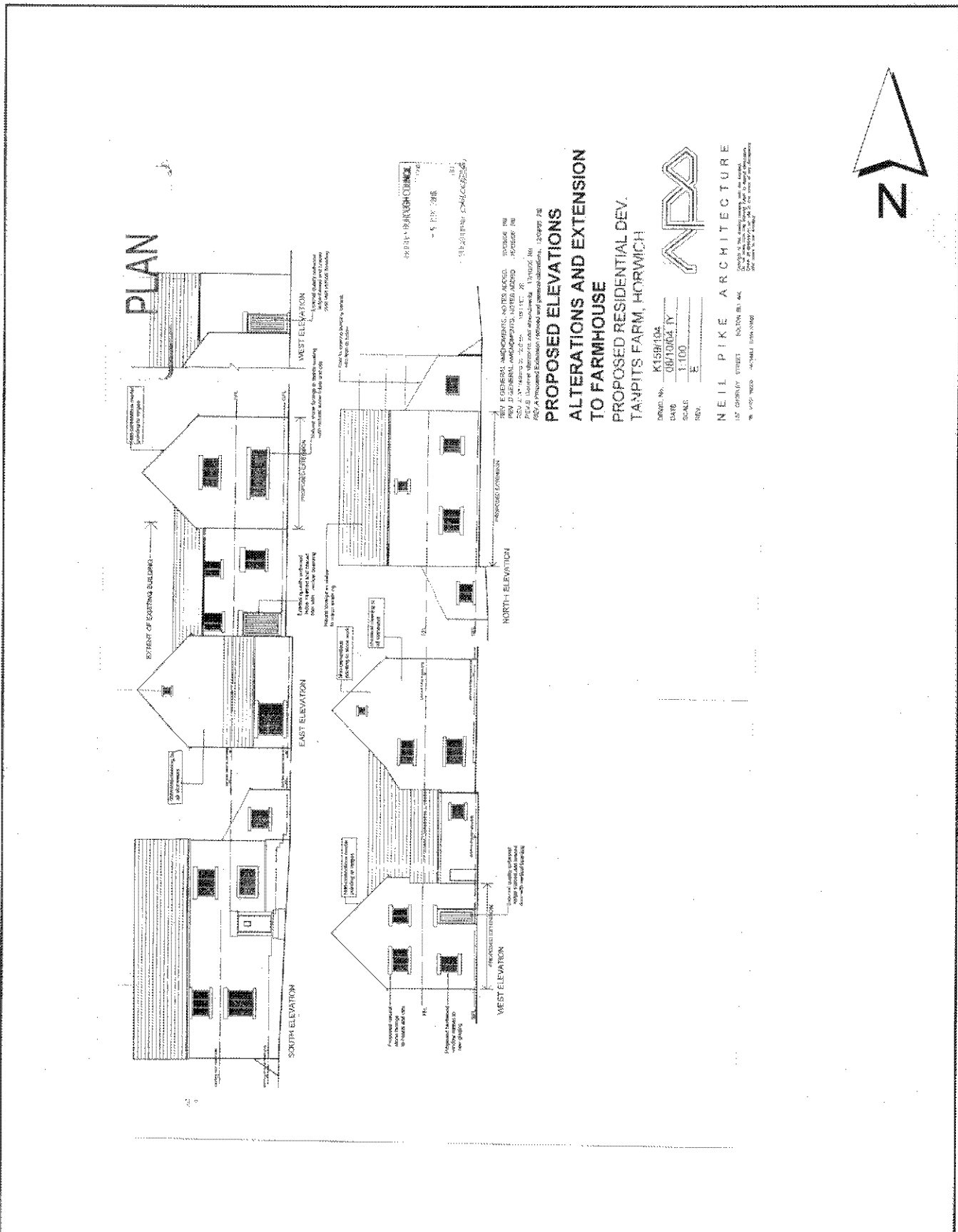
Application Number:
06/00536/LBC

Grid Ref:
E: 362159
N: 413548

Scale:
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Agenda Item No.
B. 4

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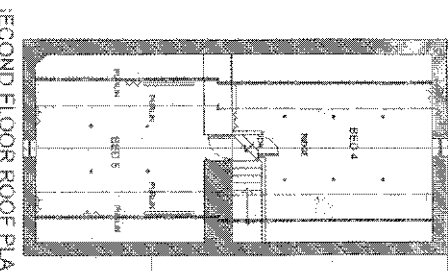


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<p>Application Number: 06/00536/LBC</p>	<p>Grid Ref: E: 362159 N: 413548</p>	<p>Scale: 1:1</p>	<p>Agenda Item No. B4</p>

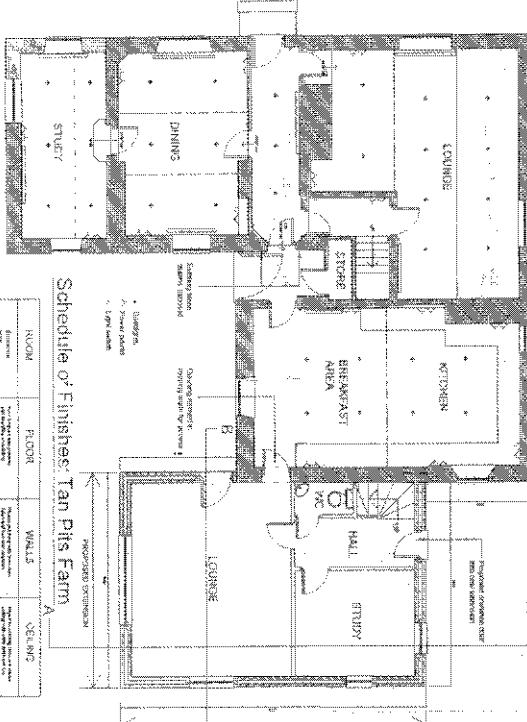
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SECOND FLOOR ROOF PLAN



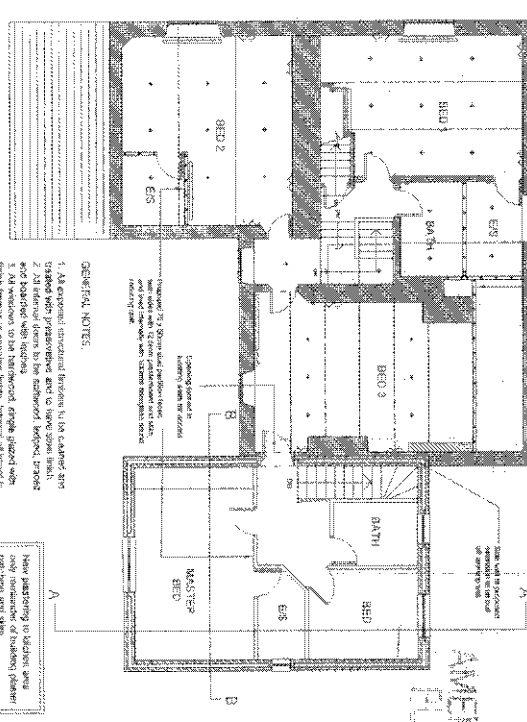
GROUND FLOOR PLAN



Schedule of Finishes Tan Pits Farm

ROOM	FLOOR	WALLS	CEILING
Living Room	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.
Dining	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.
Kitchen	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.
Breakfast Area	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.
Hall	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.
Entry	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.
Lounge	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.
Bedroom 1	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.
Bedroom 2	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.
Bedroom 3	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.
Bedroom 4	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.
Bathroom	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.
Master Bedroom	1st	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.	Plasterboard to brickwork, 12.5mm thick, with 50mm mineral wool insulation.

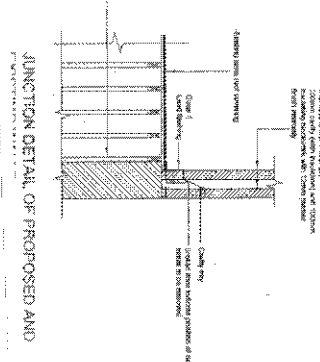
FIRST FLOOR PLAN



GENERAL NOTES:

- All external structural frames to be oak-graded steel.
- All external frames to be reinforced, tapered, braced and bolted with decking.
- All windows to be hardwood, double glazed with triple glazing to opening lights, external air control to external doors.
- External doors to be oak-graded steel.
- Internal doors to be oak-graded steel.
- External doors to be oak-graded steel.
- External doors to be oak-graded steel.
- External doors to be oak-graded steel.
- External doors to be oak-graded steel.
- External doors to be oak-graded steel.

JUNCTION DETAIL OF PROPOSED AND EXISTING



PROPOSED FLOOR PLANS ALTERATIONS AND EXTENSION TO FARMHOUSE PROPOSED RESIDENTIAL DEVELOPMENT TANPITS FARM, HORWICH

NEIL PIKE ARCHITECTURE

AMENDED PLAN

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<p>Application Number: 06/00536/LBC</p>	<p>Grid Ref: E: 362159 N: 413548</p>	<p>Scale: 1:1</p>	<p>Agenda Item No. B4</p>

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Item B. 5 **06/00629/OUT Permit Outline Planning Permission**

Case Officer **Miss Nicola Bisset**

Ward **Chorley East**

Proposal **Outline application for the erection of three industrial units, class B2, each 250 square metres with access from canal side**

Location **Cowling Business Park Canal Side Chorley PR6 OQL**

Applicant **David McKeown**

Proposal The proposal incorporates the erection of three industrial units for B2, General Industrial use. The site is located to the west of the Leeds and Liverpool Canal and to the east of Cowling Mill.

The proposal incorporates one unit immediately adjacent to the Canal and the other two units are proposed on the area of land located between the private road, Canal Side, which serves the site and Cowling Mill. Cowling Brow Industrial Estate is located to the south of the site.

Each of the units are 250 Square Metres in size. They measure 10 metres by 25 metres. The units are 4.5 metres high to eaves height and 5.4 metres to ridge height.

Planning Policy GN1- Settlement Policy- Main Settlements
GN9- Transport Accessibility
EP4- Species Protection
EP10- Landscape Assessment
EM2- Development Criteria for Industrial/Business Development
Policy 7- Parking Joint Lancashire Structure Plan.
Access and Parking SPG

Planning History **05/00550/FUL-** Outline application for the erection of three steel portal frame buildings for the purposes of general industrial use (B2 use) (2 units) and other industrial use with ancillary office area (B1 use) (1 unit). Withdrawn July 2005.

Applicant's Case A design statement has been submitted with the application, which contains the following points:

- The proposal aims to provide appropriate commercial growth for an EM8 area whilst remaining sensitive to its surrounding area
- The proposal will sit comfortably within its surroundings as it is set 5m back from the Canal boundary and is flanked by a private road with mainly B2 classification buildings.
- An ecology assessment has been undertaken which has found no protected species or habitats in the site area.
- The proposal requires no established trees to be removed and it is intended that more Hawthorn trees would be planted along the canal boundary to help screen the proposal

- Bus routes 312 and 315 link the site to surrounding areas and the site is accessible by car.
- The roundabout at the entrance to Canal Side was designed by Lancashire County Council and is well able to deal with a small increase in traffic.
- 18 car parking spaces are provided in accordance with Lancashire County Council's parking standards.
- Pedestrian access will be improved by the provision of pavements on both sides of Canal Side and formalising the existing link to the canal.
- Disabled access and parking has also been incorporated into the scheme.

Representations

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

- How will the units be screened?
- What types of noise, vehicular activity, working hours will the units generate?
- Why are there proposals to improve an unauthorised access route?
- A dry stone wall on the opposite side along with the one proposed would be appropriate
- Why have the trees and hawthorn bushes already been removed?
- The unit of most concern is the one proposed next to the canal
- Concerns about overlooking to the three storey town houses on Bridge Mill Court.
- The noise and vehicles associated with the new uses.
- The new mini roundabout has created a blind exit and more traffic will make this more dangerous
- The removal of the trees will be wrong for the environment and the residents.
- The building will tower over the hedges and block the light which presently passes through them
- Loss of outlook, loss of light and loss of privacy
- Impact on wildlife
- What materials will be used?

Consultations

Chorley Community Safety Partnership- initially had concerns about the boundary treatment however these details will be submitted at the reserved matters stage and the agent for the application is happy to discuss appropriate boundary treatments with the Architectural Liaison Officer. The Architectural Liaison Officer is happy with this.

Lancashire County Council's Highway Engineer initially had a number of concerns in relation to the proposal. These concerns were:

- The layout of the unit between Canal side and the canal has vehicular access to Canal Side. The alignment makes it difficult for service/operational vehicles to utilise and large vehicles will protrude onto the footway and carriageway. Access and servicing can be achieved from the rear.
- The access points should be a minimum of 7.3 metres wide.
- Car parking should be in accordance with the adopted

standards

- The footways should be a minimum of 1.8 metres wide and continuous with the footways at the junction of Cowling Brow.

Amended plans have been received addressing the concerns raised by the Highways Engineer. The Highways Engineer is happy with the amended scheme and has requested that the car park layout and construction of the footways should be completed prior to the occupation of the first unit.

The Director of Streetscene, Neighbourhoods and the Environment (Highways) has no comments to make, as the road is to remain private. The Section 278 Highway Works were completed some time ago for this site access.

The Director of Streetscene, Neighbourhoods and the Environment (Environmental Services) has no comments to make.

Lancashire County Council's Ecologist has raised the following points in reference to the Ecological Habitat Assessment submitted with the application:

- The ecological survey report submitted contains errors and omissions
- Further ecological information is required to determine the impact of the proposed development and to inform the need for mitigation/compensation methods
- The surveys should demonstrate that the proposed development will not result in any net loss of ecological value
- The ecological assessment needs to adequately assess the potential impact on species of principal importance and to inform the need for mitigation/ compensation measures.
- The applicant should ensure that the landscaping associated with the proposed development will make contributions to targets specified in the UK and Lancashire Biodiversity Action Plans
- The design of any development of this site should also address the maintenance and enhancement of habitat connectivity
- Works should be avoided during the bird breeding season (March to July inclusive)
- A programme of control/eradication of this Japanese Knotweed in accordance with Environment Agency guidelines.

British Waterways have no objection in principle to the proposed development. However the provision of pedestrian access to the towpath via Canal Side may not be appropriate in this location. Such an access would need to be formally agreed with British Waterways and appears unnecessary given the close proximity of the existing access point to the north of Cowling Bridge. British Waterways have also provided a number of provisions that will be required to be implemented during the construction process.

The Environment Agency have raised the following points. Part of the site is within Flood Zones 2 and 3 although the buildings lie within Flood Zone 1 and no flood risk assessment was deemed to be necessary. However the Environment Agency has provided an

informative to attach.

The watercourse adjoining the site is designated as Main River and is therefore subject to Land Drainage Byelaws. No trees/shrubs may be planted, fences, buildings or pipelines may be erected within 8 metres of the top of any bank/ retaining wall of the watercourse without prior consent of the agency. In this instance permission is unlikely to be granted due to the need for future maintenance.

Assessment

The application is an outline application relating to the siting of the units and the means of access to the units. The design, external appearance and landscaping of the units will be submitted at the reserved matters stage if Development Control Committee are minded to grant the outline planning application.

The application incorporates the erection of three industrial units for B2 General Industrial Use. The units measure 25 metres by 10 metres and are 4.5 metres high to eaves level. Two of the units will be located on the west side of Canal Side next to the Black Brook and the remaining unit will be located on the east side of Canal Side next to the Leeds and Liverpool Canal.

There are varying land levels across the site and therefore some earth works will be required in order to accommodate the units. On the western side of Canal Side the land slopes with a variation in land levels of 5 metres from the edge of the highway to the bottom of the site. On the eastern side of Canal Side the land rises approximately 2 metres from the edge of the highway to the centre of the site. A topographical survey has been incorporated onto the existing site plan indicating the existing levels at the site.

The proposed two units on the western side of Canal Side will be located at a lower level than the highway due to the significant slope across the site. Whereas the unit on the eastern side of Canal Side will be approximately 2 metres higher than the highway level. Plans indicating the sections of the proposed units have been included within the submitted plans, which indicate how the units will fit into the surrounding area.

The difference in land levels ensures that the two units on the western side of the highway will be at a lower level than the highway and subsequently will have a reduced impact in terms of visual amenities on the surrounding area. The unit on the eastern side of the highway will be more visible within the surrounding area due to its elevated position.

The immediate surrounding area is characterised by industrial units and therefore the industrial units will not create an incongruous feature within the immediate locality. To the south of the site further along Canal Side is Cowling Brow Industrial Estate and Cowling Mill, a large mill building, is located to the west of the site on the opposite side of Black Brook. Therefore in this location the introduction of three industrial units will not adversely impact on the visual amenities of the area.

Objections have been received from the occupiers of four of the properties on Bridge Mill Court. Their main reasons for objecting

are due to the potential noise created by the units, loss of outlook, light and privacy, loss of vegetation and wildlife, the retention of the unauthorised canal access and the proposed screening of the units. The residents main concern relates to the unit proposed next to the Canal, which is closest to their properties. The remaining two units will be some distance away from their properties and therefore will not impact on the amenities that the neighbours could reasonable expect to enjoy. The agent has written directly to the objectors in an attempt to alleviate their concerns. Copies of these letters can be found on file.

The unit of most concern will be 4.5 metres high to eaves level and 5.5 metres high to ridge level. The unit will be over 25 metres from the properties on Bridge Mill Court and due to this distance will not lead to any loss of amenity in terms loss of light, loss of outlook. The erection of three units on this site will require the removal of some vegetation as the site is currently densely vegetated.

In terms of the unauthorised canal access the plans have been amended removing this and a section of Hawthorn hedge will be planted in its place. In terms of the noise implications the units will be used for B2 use and at this stage there is no indication of what types of business will use the units however the use will be restricted to General Industrial Use. There is no outside storage associated with the units and a Hawthorn Hedge will run along the Canal boundary, which will act as a screen. Further landscaping will be incorporated and details of this will be submitted at reserved matters stage. Due to the distance of the properties away from the site and the screening proposed it is unlikely that the unit will generate a significant level of noise detrimental to the neighbours amenities.

The proposal includes the provision of 18 car parking spaces along with motorcycle and bicycle parking. The units on the western side of the highway will have the parking located along the highway boundary whereas the parking for the unit on the eastern side of the highway will be located along the Canal boundary and accessed to the south of the existing industrial unit next to the application site. Servicing areas and turning spaces have been incorporated into the scheme.

The Highways Engineer at Lancashire County Council had concerns in relation to the originally submitted scheme, which are listed above. However the plans have been amended and these amendments satisfy the Highway Engineers concerns. The servicing area to the unit on the eastern side of the highway has been removed and servicing will be achieved at the rear. The access points are 7.3 metres wide. Motorcycle and bicycle parking has been incorporated. The footways are now 1.8 metres wide and continuous with the junction at Cowling Brow. Therefore the proposed scheme complies with Policy 7 of the Joint Lancashire Structure Plan and the Access and Parking SPG.

An Ecological Habitat Assessment has been submitted with the application. However the Ecologist at Lancashire County Council has a few issues of concern in respect of the submitted survey. The survey contains errors and omissions. Therefore further Ecological information is required to determine the impact of the

proposed development. The Ecologist considers that this further information can be conditioned and should be submitted at reserved matters stage. If it is determined that the proposal will have an adverse ecological impact then adequate compensation/mitigation methods can be incorporated into the development.

British Waterways have no objections in principle to the scheme but do consider that access to the Canal is not appropriate in this location. This element has been removed from the amended proposal. British Waterways have included a number of provisions that should be adhered to during construction to ensure that the proposal does not adversely impact on the waterway, which will be attached as informatives.

It is considered that the proposed units will not have an adverse impact on the visual amenities of the surrounding area or the amenities of the occupants of the nearby residential properties. The development of this site will enhance the employment use of the area as a whole, which would be beneficial. The application includes provisions for parking and the site is also accessible by other modes of transport. The proposal is therefore considered acceptable.

Recommendation: Permit Outline 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 92 of the Town and Country Planning Act 1990.

2. The approved plans are:

Plan Ref.	Received On:	Title:
100/SK/01D	29 th June 2006	Proposed Site Plan
	26 th May 2006	Site Location Plan
100/005A	26 th May 2006	Existing Site Plan
100/SK/02A	26 th May 2006	Proposed Section

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

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

Reason: The permission is in outline only and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

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

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

5. The application for approval of reserved matters shall be accompanied by full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans). No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

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

6. No part of the development hereby permitted shall be occupied or used until the footways have been constructed in accordance with the approved plans.

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

7. 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.

8. 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.

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

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

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

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

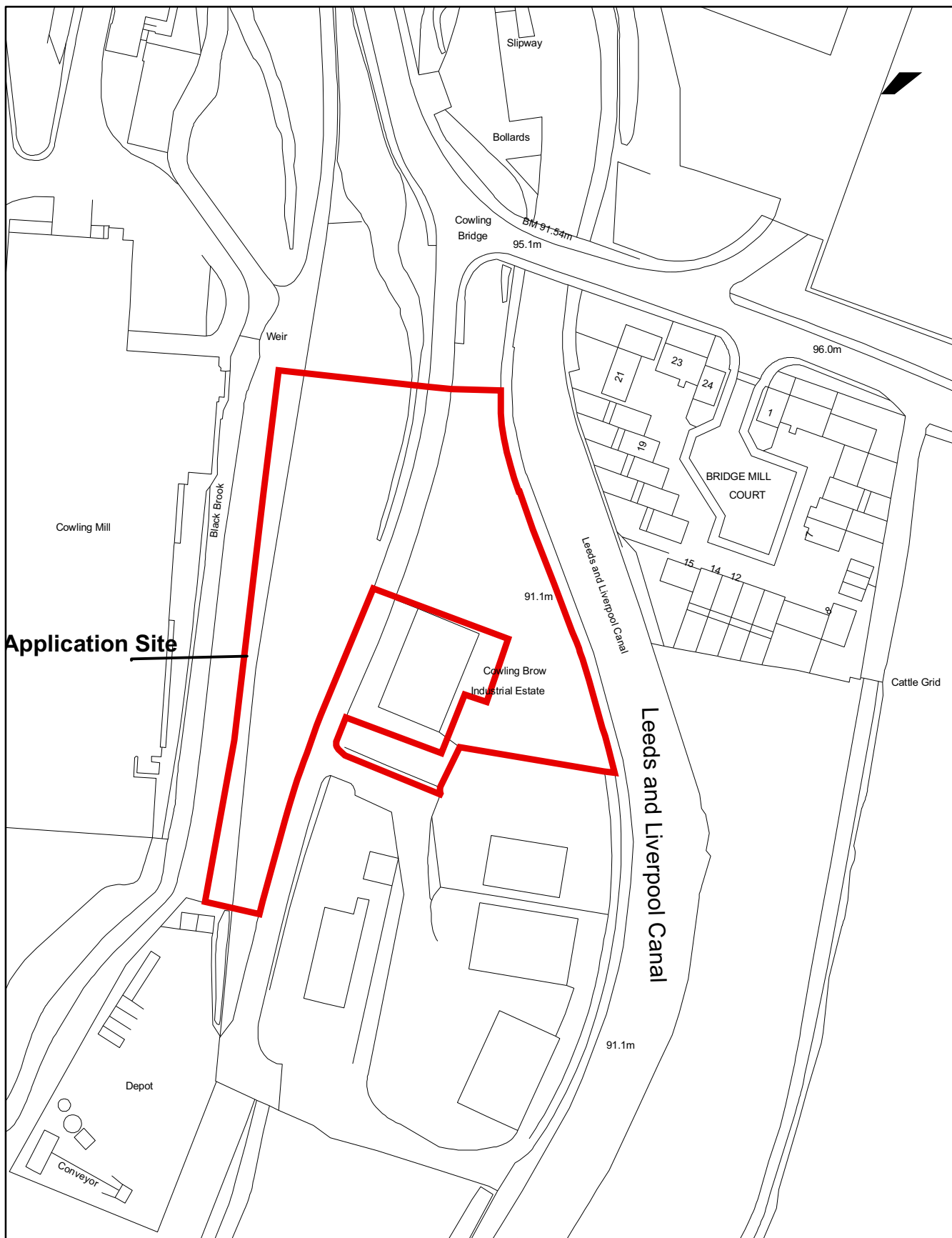
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 8, Class A) or any Order revoking or re-enacting that Order, no extension or alteration shall be carried out in respect of the buildings to which this permission relates.

Reason: To prevent an intensification in the use of the premises, in the interests of the visual amenities of the area and the amenities of local residents and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.

12. No materials or equipment shall be stored on the site other than inside the building.

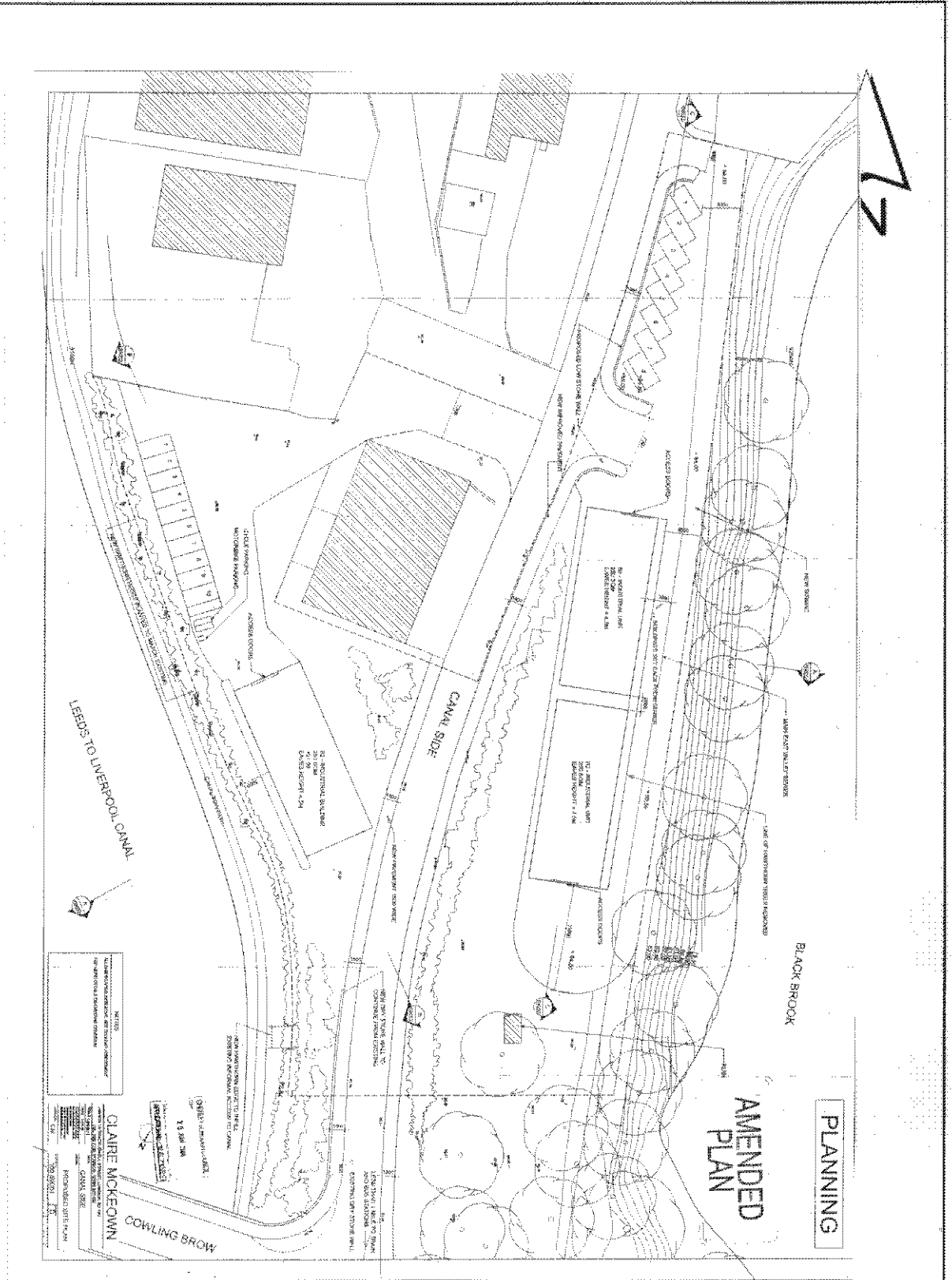
Reason: In the interests of the amenity of the area and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.

13. Notwithstanding the previously submitted information the application for approval of reserved matters shall be accompanied by further ecological information which is required in order to determine the impact of the proposed development and to inform the need for mitigation/compensation methods. The information should include:* The results of Phase 1 habitat survey that fully conforms to the standard JNCC methodology. This should be extended to include an assessment of the potential of the various habitats to support species of ecological interest, including species of principal importance, Red list species etc* All semi-natural habitats, or habitats that may be of at least local importance, should be surveyed to Phase 2 level* An assessment of the potential impact on species of principal importance to inform the need for mitigation/compensation methods.* It should be demonstrated that the landscaping associated with the development will make contributions to targets specified in the UK and Lancashire Biodiversity Action Plans.* The design of the development should address the maintenance and enhancement of habitat connectivity between the Leeds Liverpool Canal and the Black Brook and along these habitat corridors.In the event that the proposed development will result in any ecological impacts appropriate mitigation/ compensation methods shall be incorporated within the submitted Ecological Survey to demonstrate that there will be no net loss of ecological value.Reason: To protect the ecological value of the site and in accordance with Policies EP4 and EP10 of the Adopted Chorley Local Plan Review, Planning Policy Statement 9: Biodiversity and Geological Conservation and Policy 21 of the Joint Lancashire Structure Plan



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<p>Application Number: 06/00629/OUT</p>	<p>Grid Ref: E: 359611 N: 416606</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. B5</p>

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<p>Application Number: 06/00629/OUT</p>	<p>Grid Ref: E: 359611 N: 416606</p>	<p>Scale: 1:1</p>	<p>Agenda Item No. B5</p>

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Report

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	25.07.2006

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Item	Application	Recommendation	Location
D. 1	05/00193/FUL	Permit Full Planning Permission	Westwood County Primary School Westwood Road Clayton-Le-Woods PR5 8LS
D. 2	06/00288/FUL	Permit Full Planning Permission	Land At Phillipsons Farm Off Higher House Lane Heapey
D. 3	06/00556/FUL	Permit Full Planning Permission	255 Pall Mall Chorley PR7 3ND
D. 4	06/00638/COU	Refuse Full Planning Permission	Land 130m North Of Bishop Rawstorne C Of E International Language College Out Lane Croston
D. 5	06/00645/TEL	Prior App not reqd - Telecom Mast	O2 Telecommunications Mast Tarn Hows Close Chorley
D. 6	06/00667/FUL	Permit Full Planning Permission	60 Chorley Lane Charnock Richard Chorley PR7 5ES

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TR8	-	Parking Provision Levels
PS4	-	Pre-School Playgroups and Day Nurseries

Planning History 9/03/00372/LCC – County application for erection of 2m high fence to Westwood Road boundary and 2.4m high fencing to boundary of school grounds and associated vehicular/pedestrian access (CBC raised no objection to the application)

Representations One letter of objection has been received in relation to the application. The contents of which can be summarised as follows:-

- Siting of nursery school totally inappropriate in position proposed due to the already dangerous traffic situation outside the school between 8:45 – 9:15am and 3:00 – 3:30pm whereby cars are parked illegally in the bus lay-by forcing people to get on/off the buses in the middle of the highway.
- This situation is made worse as no parking exists for parents at the school.
- The very limited traffic calming issues on Westwood Road are inadequate.

Consultations Clayton-Le Woods Parish Council make no comments on the application but have enclosed a copy of an objection letter from a local resident which has also been sent separately and referred to under representations.

LCC (Highways) have raised no objection to the principle of the application subject to the preparation and implementation of a School Travel Plan as described in the DfE publication 'A Safer Journey School'.

The Head of Public Space Service makes no comment on the application.

Assessment The main issues warranting consideration are as follows: -

Planning Policy

Policy PS4 provides the criteria that applications for nursery pre-schools should be assessed against and states that planning permission will be granted for pre-school playgroups or day nurseries provided that the use of the site would be compatible with surrounding land uses; has adequate road access and its development would not give rise to unsatisfactory traffic, parking or environmental conditions; and the site is well served by the public transport network. The general principle of the development is therefore acceptable given the site is within the settlement and falls within the remit of Policy GN1 which sets out the general presumption for development proposals in such areas subject to accordance with other policies in the Local Plan.

Building Design & Siting

It is acknowledged that the building is of a utilitarian design and as such it is considered that it will neither add nor significantly detract from the character and appearance of the locality given the context of the buildings setting adjacent to the main school building within the confines of its grounds.

The building is closely sited to the existing school building approx. 9m north west of it and for the most part views of the building from Westwood Road will be screened by the existing mature trees situated adjacent the boundary of the site next to Westwood Road. The building will be visible from the properties on Radburn Close 70m to the south although the main school building will still retain its dominance and the area of existing landscaping adjacent the main school building and around the site boundaries should draw attention from the building and provide some screening. It is not therefore considered the siting of the nursery pre-school will result in such significant detriment to visual amenity that a refusal would be warranted.

Highways & Parking

In terms of the objections raised in relation to highway safety, the pre-school nursery will open and close earlier and later than the school hence it is anticipated that children will be dropped off and picked before and after the school children arrive and leave. This should not result in a significant increase in traffic to and from the school at the existing peak times in the morning and afternoon. Nonetheless, the applicant was asked to provide some additional parking but they declined to do so because of cost implications, which may impact on the feasibility of the project.

Notwithstanding the above, it should be noted that the Head of Public Space Services has not made any comments on the application whilst LCC (Highways) have raised no objection to the principle of the application subject to the preparation and implementation of a School Travel Plan. It is advised that the plan should include promotion of walking, cycling and public transport, making these as safe and convenient as possible.

Conclusion

On the basis of the above assessment, it is considered that the proposal accords with Policy Nos. GN1, GN5, TR4, TR8 and PS4 of the Adopted Chorley Borough Local Plan Review hence it is recommended that planning permission be granted.

Recommendation: Permit Full Planning Permission Conditions

1. Prior to the commencement of the use of the nursery pre-school hereby permitted, a School Travel Plan as described in the DfE publication 'A Safer Journey to School' shall have been implemented in full after being submitted to and approved in writing by the Local Planning Authority. The plan should include the promotion of walking, cycling and public transport making these as safe and convenient as possible.

Reason: To promote the use of alternative modes of transportation other than the car and in accordance with Policy Nos. TR4 and PS4 of the Adopted Chorley Borough Local Plan Review.

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. GN5 of the Adopted Chorley Borough Local Plan Review.

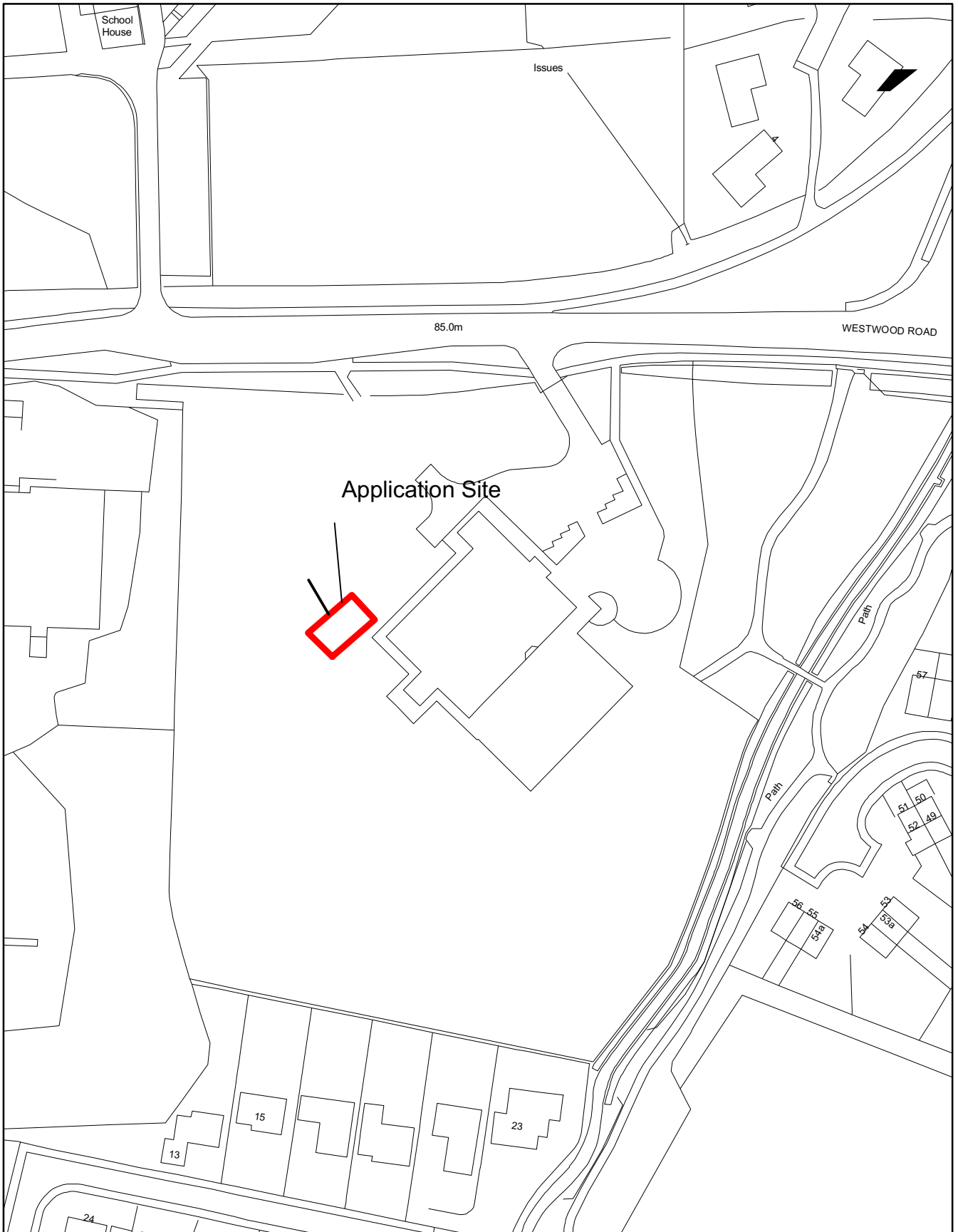
3. The approved plans are:

Plan Ref.	Received On:	Title:
-----	13 th February 2006	Location & Site Plan
FH/712-1	18 th February 2005	Floorplan of building
FH/712-3	18 th February 2005	Elevations of building

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

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

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



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Application Number:
05/00193/FUL

Grid Ref:
E: 358056
N: 423520

Scale:
1:1,250

Agenda Item No.
D1

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Item D. 2 **06/00288/FUL** **Permit Full Planning Permission**

Case Officer **Mr David Stirzaker**

Ward **Pennine**

Proposal **Agricultural Storage Building**

Location **Land At Phillipsons Farm Off Higher House Lane Heapey
Lancashire**

Applicant **Mr Joe Alywood**

Background The application site comprises of an agricultural holding and associated buildings and is situated within an Area of Other Open Countryside within the Heapey Parish Area to the west of Chorley. Access to the site is via a track from Higher House Lane.

Proposal The new building is proposed as an extension to a building approved by permission 04/00964/FUL and will adjoin its west elevation. The proposed building is to utilise matching materials and is of the same design incorporating a ridged roof with a gully between the two buildings. The building measures 9.1m by 9.1m by 3.6m to eaves and 4.8m to the ridge and is to be used for storage purposes. There is also a separate building on the site in close proximity to this one to the south, which was approved separately under permission 04/744/FUL.

Policy DC2: Development in Areas of Other Open Countryside
EP7: Agricultural Development
GN5: Building Design
PPS7: Sustainable Development in Rural Areas

Planning History 06/160/AGR - Agricultural Storage Building (application withdrawn as prior notification procedure incorrect as full planning permission required)
04/964/FUL - Erection of agricultural livestock and storage building (permitted)
04/744/FUL - Retrospective application for general purpose agricultural building (permitted)
04/605/FUL - Erection of agricultural livestock and storage building (withdrawn prior to determination)
04/354/FUL - Erection of agricultural livestock and storage building (refused)
03/12/FUL - Erection of agricultural building for storage & livestock (permitted)
02/1221/AGR -Application for Determination in respect of the erection of an agricultural storage building (withdrawn prior to determination)

Representations One letter of objection has been received, the contents of which can be summarised as follows: -

- The existing building is under used
- Extension to the building is not necessary

Consultations

The Ramblers raise no objection to the application.

LCC (Highways) raise no objection to the application and recommend an informative relating to the stopping-up or diversion of the adjacent rights of way.

The Head of Environmental Services has raised no objection to the building.

The Friends of Healey Nab oppose the extension as it will detract further from the open countryside and encroach onto a recently landscaped area.

LCC (Property Group) have stated that the storage building is necessary for the purposes of agriculture in relation to the proposed use of the land. The comments are further detailed in the assessment section below.

Assessment

The main issues to consider are: 1) Agricultural Need; 2) Landscape Impact; and 3) Neighbour Amenity.

Agricultural Need

The consultation response of LCC (Property Group) can be summarised as follows: -

- The size of the land holding at the application site extends to 25.3 hectares (63 acres) which is the same as at the time of my earlier consultations
- Mr Aylwood is farming the land together with his brother-in-law Mr K Hibbert who jointly own the land. Their farm policy is to mow the extent of the site for the production of a hay and haylage crop and then to acquire a headage of sheep to graze the land over the winter period. It is advised this was the farm policy undertaken in 2005. It is the applicant's aim to farm the land in this way for the foreseeable time. Last year store lambs were acquired which were kept on the land as well as housed in the two buildings and sold fat. This year the applicant has not decided whether to acquire store lambs or gimmer ewes with a view to keeping a breeding flock.
- There are two existing agricultural buildings as follows.
 - (a) A 5 bay steel portal frame building equipped internally to house livestock.
 - (b) A 4 bay steel portal frame building providing open plan in nature internally as the building is utilised mostly for storage purposes.

The development must be reasonably necessary for the purposes of agriculture within the unit: -

- LCC (Property Group) advise that the building is proposed to provide storage of the applicant's agricultural equipment and machinery which constitutes a tractor, trailer, hay bob, livestock trailer, roller and harrow. It is considered that the

proposed building will provide a useful agricultural facility at this site and with the provision of the proposed building this will provide the applicant with 3 distinctive buildings one for livestock, one for produce and one for machinery and feel these would be appropriate on this unit. It is considered that the sizes of each respective building generally is proportional to how it is envisaged the agricultural needs of the unit will arise.

- LCC (Property Group) are aware of general concerns that the proposed development represents over-development of the site, which is partly based upon the current under utilisation of the existing undercover facilities. This matter was raised with the applicant and in previous consultation responses and whilst the applicant has not created the system of farming as he had originally proposed i.e. a mixed livestock system consisting of cattle and sheep and production of hay/haylage it is considered that his stated planned system of sheep and hay production will still justify buildings for housing and storage. As such it is considered that the proposed building will provide a useful facility.

The design of the building should be in accordance with its intended agricultural use: -

- It is considered that the use of steel profile cladding as proposed provides a functional material for the type of use. It is noted that the colour of the cladding is intended to match those of existing buildings on site.

Siting

- There are limited options where to site the proposed building but feel the proposed site to be appropriate from an operational point of view. It is noted this had been proposed at the time of Mr Aylwood's earlier application i.e. 04/354.

Landscape Impact

The site occupies a level plateau part way up Healey Nab. Accordingly, the site is elevated whereby views are attainable from Heapey to the west although for the most part these encompass the other building on the site permitted under 04/744/FUL. Views of the building to which the application relates are accordingly limited by a group of existing mature trees to the west. Notwithstanding this, the proposed extension is no higher than the existing building and will cover a small footprint in comparison to the building it adjoins hence the overall impact will be minimal.

Also, the existing tract of trees planted by the applicant under a previous permission will not be affected by the building and over time these will serve to screen views of both buildings and the site from longer distances. On this basis, it is considered that the extension to the existing building will not have a detrimental impact on the open and rural character of the countryside.

In terms of addressing the objections raised, the building will not

encroach onto the existing tract of recently planted trees around the periphery of the site and it is considered that the building will not result in detrimental harm to the open and rural character of the countryside.

Neighbour Amenity

The proposed building will stand approx. 110m from the nearest dwelling and is largely screened from view by virtue of the existing tree coverage adjacent the proposed site of the building. Accordingly, the Head of Environmental Services and I are satisfied it will not detract unduly from the amenities of any neighbouring residential properties.

Conclusion

Although concerns have been raised that the existing buildings are being underused, which are echoed by LCC (Property Group), the advice still makes it clear that if the land is farmed as the applicant intends, the building will be necessary for the storage of machinery. This matter aside, the building by virtue of its design, siting and scale should not have a further detrimental impact upon the open and rural character of the countryside over what has already been approved as it benefits from screening by existing mature trees around the periphery of the site and the tract of trees planted under a previous permission will also in time provide an effective screen to the buildings and site. On balance, it is therefore considered the application meets the objectives of Local Plan Policies EP7, DC2, GN5 and PPS 7 and is therefore acceptable.

Recommendation: Permit Full Planning Permission Conditions

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

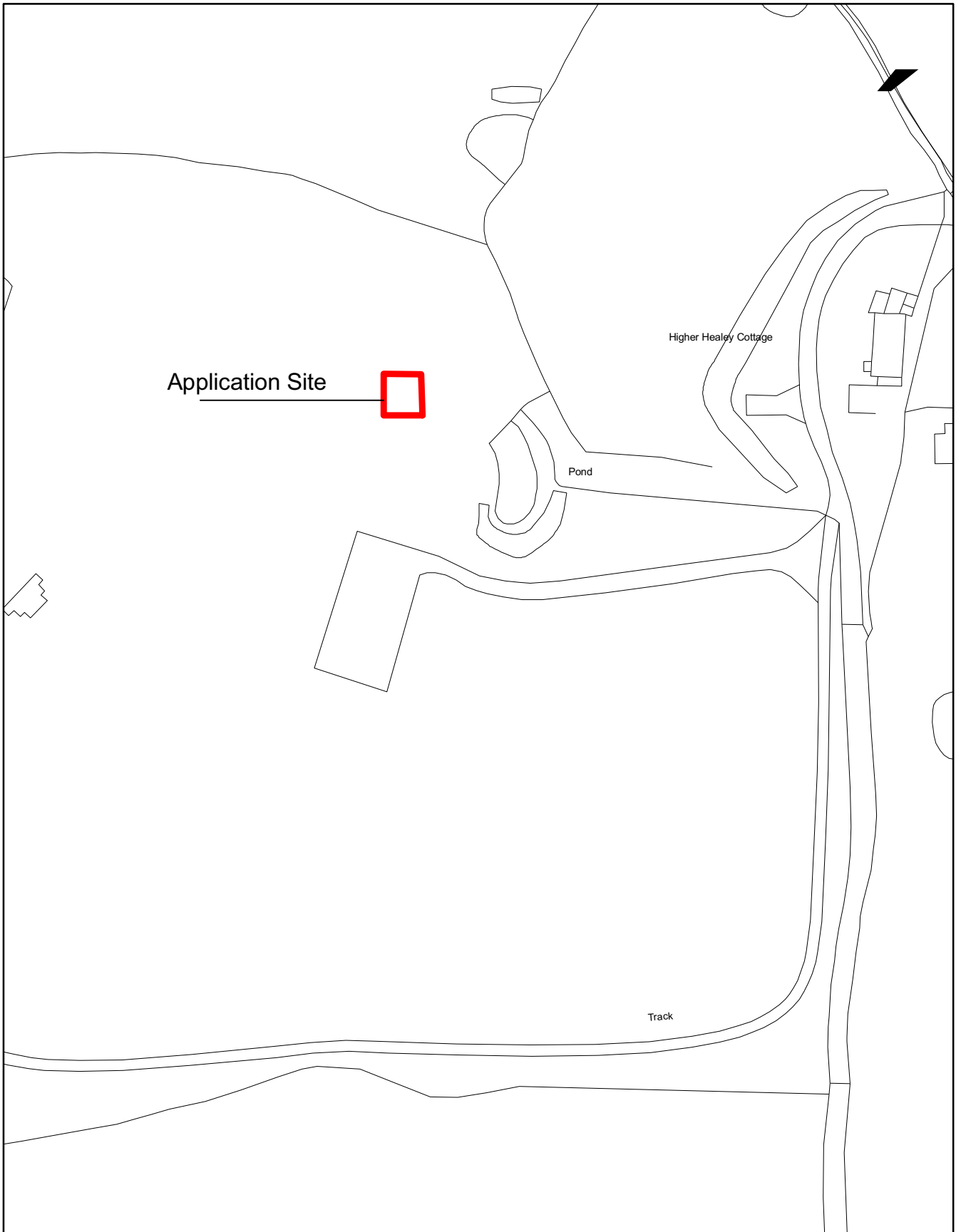
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The building hereby permitted shall be used only for those purposes reasonably necessary for the purposes of agriculture within the unit and where such a use ceases for a period exceeding 6 months within 10 years of the date of this permission, it 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. DC2 and EP7 of the Adopted Chorley Borough Local Plan Review.

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

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. DC2 and GN5 of the Adopted Chorley Borough Local Plan Review.



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<p>Application Number: 06/00288/FUL</p>	<p>Grid Ref: E360369 N: 419619</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. D2</p>

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Item D. 3 06/00556/FUL Permit Full Planning Permission

Case Officer **Miss Nicola Bisset**

Ward **Chorley South East**

Proposal **Change the use of a dwelling house into two flats**

Location **255 Pall Mall Chorley Lancashire PR7 3ND**

Applicant **Mr I Smith**

Proposal The proposal is to convert a residential terraced property into two residential flats. The property is a mid-terraced property and the majority of the other properties within the row are residential dwellinghouses. The immediate neighbour, number 257 Pall Mall, is the end-terraced property and is currently a retail shop.

The proposal includes the provision of a ground floor single bedroomed flat and a first floor two bedroomed flat. Access to both properties is via the front door onto Pall Mall.

Planning Policy GN1- Settlement Policy, Main Settlements
EP20- Noise
HS6- Housing Windfall Sites
HS10- Multiple Occupancy
Windfall Housing SPG

Planning History There have been various enforcement complaints in relation to the use of the property dating back to 1997.

Applicant's Case The application is to make lawful the two flats at 255 Pall Mall. The flats consist of 1 ground floor flat with living room, 1 bedroom, kitchen and bathroom and 1 first floor flat consisting of living room, 2 bedrooms, kitchen and bedroom. All safety requirements are in keeping with Chorley Borough Council's Housing Services. Both flats meet housing requirements as discussed with Mr David Cartwright.

Representations 1 letter of objection has been received raising the following points:

- Over the last ten years this has been an informal arrangement by the landlords owning this property.
- The property was not built to soundproof multiple occupancies, nor is there sufficient parking in the area to accommodate this.
- There would be no fire escape on the property, therefore with an upstairs kitchen fitted puts us in a very vulnerable position.
- Previous complaints have been submitted as the property was being used for purposes other than the family dwelling it was originally built for. However the neighbours were assured that this would not be possible because of the fact that there is no adequate fire escape fitted.

Consultations **The Director of Streetscene, Neighbourhoods and the Environment (Environmental Protection)** has no objections to the proposal.

Lancashire County Council's Highways Engineer has no observations to make

The Director of Streetscene, Neighbourhoods and the Environment (Highways) has no comment to make.

Assessment

The property is a two storey mid terraced property located within a row of predominantly residential properties. The immediate neighbour is the end terraced property and is currently a phone retail shop.

There have been various enforcement queries at the property dating back to 1997. The property was originally used as a bed-sit and the owner was advised that the use of the property as a bed sit required planning permission. The owner ceased using the property as a bed-sit and converted the property into two flats. The owner was once again informed that this required planning permission and the owner removed the first floor kitchen and ceased using the property as two flats. Last year the owner has once again changed the use into two flats and the owner was advised that planning permission was required. The owner has therefore submitted this application.

The applicant has submitted this application retrospectively as he states the property is currently two flats without planning permission. However a recent visit to the site by the Enforcement Officer it was confirmed that there is currently no accommodation at first floor level and therefore the application is not retrospective.

The proposal provides additional residential units. In accordance with the Windfall Housing Policy additional housing units will only be considered acceptable when they fall to be considered an exception to the Policy. The subdivision of an existing property is considered to be an exception to the Policy and therefore in terms of the Windfall Housing Policy the proposal is considered to be acceptable.

The Director of Streetscene, Neighbourhoods and the Environment (Environmental Protection) have no objection to the proposal. After further consultation with an Environmental Protection Officer he confirms that the builder has been advised about the Housing and Fire Safety requirements if planning permission were to be granted. In terms of the neighbours concerns in respect of the fire escape the Environmental Protection Officer confirms that current practice is not in favour of external fire escapes and he understands that fire doors, a wired in fire alarm and a protected route out of the property have been carried out although an inspection will be carried out to ensure these features have been completed.

The Environmental Protection Officer also confirmed that insulation between floors is welcome to reduce the impact of noise transfer between the two flats. The property is capable of providing an acceptable standard of accommodation. The neighbouring properties are occupied by a residential unit and a retail use, which will only be open during typical working hours. Therefore the neighbouring uses will not adversely impact on the amenities of the future occupiers of the flats and the proposal

complies with Policy HS10.

The proposed development incorporates two flats, the ground floor flat is a one bedroomed flat whereas the first floor flat has two bedrooms. If the property were retained as a single terraced property it is likely to provide 2/3 bedrooms. Therefore the use of the property as two flats will not accommodate a significant increase in the number of people occupying the property. The proposal will not adversely impact on the neighbours amenities through noise or disturbance and is therefore acceptable in terms of Policy HS10.

There is no parking associated with the development and there is restricted parking to the front of the property. However there is no parking associated with any of the other properties within the row and the property is sited in close proximity to Chorley Town Centre and therefore is accessible by various modes of transport. The property will accommodate three bedrooms which is unlikely to generate a significant increase in traffic than if the property were retained as a single residential unit. The proposal will not have any highway safety implications, neither of the Highways Engineers at Lancashire County Council and Chorley Borough Council object to the proposal and the proposal is acceptable in terms of Policy HS10.

The proposal will not adversely impact on the amenities of the neighbouring occupants nor will it significantly impact on highway safety in the area. The proposal is therefore considered acceptable.

**Recommendation: Permit Full Planning Permission
Conditions**

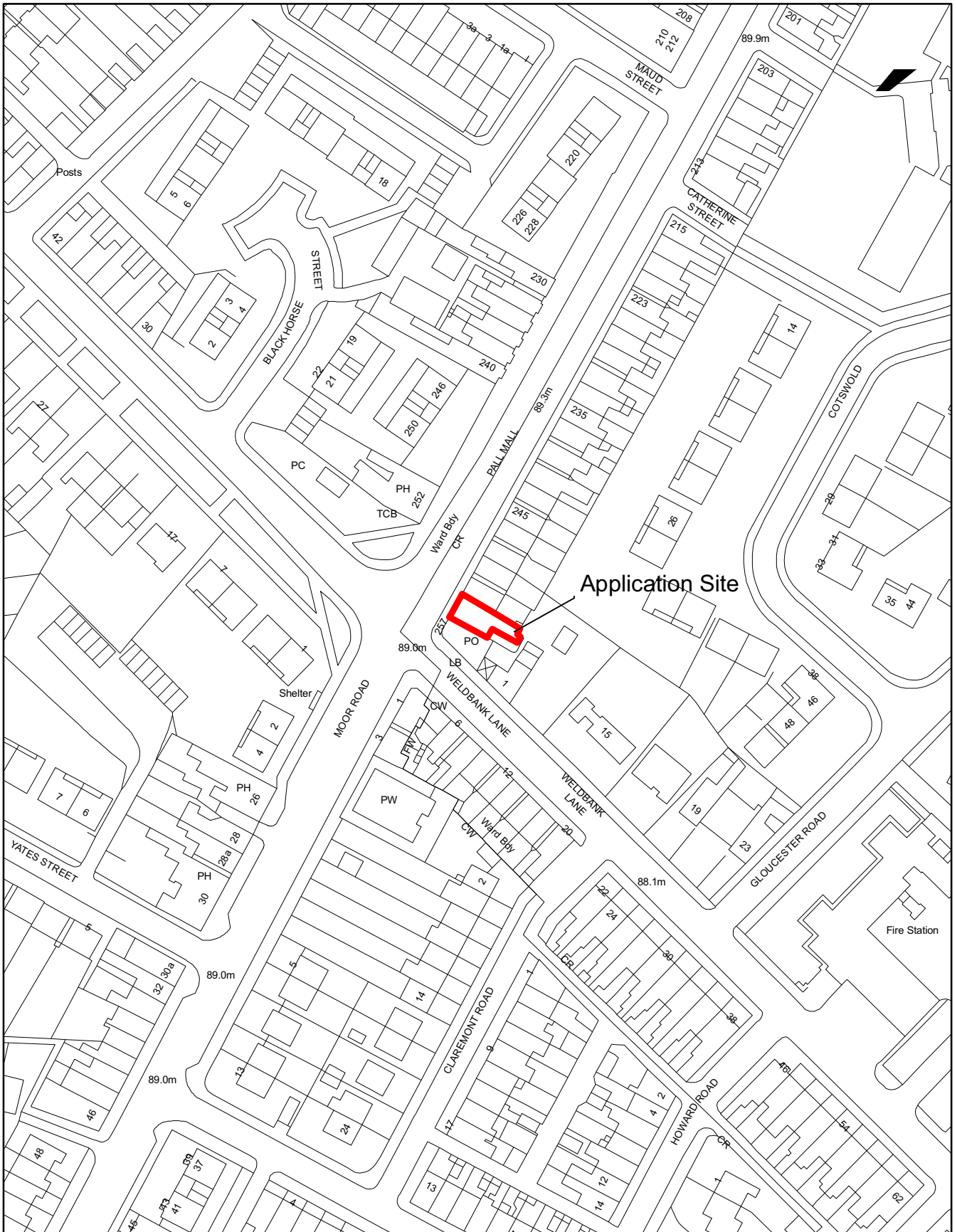
1. The proposed development must be begun not later than three years from the date of this permission.

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

2. 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.

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Application Number:
06/00556/FUL

Grid Ref:
E: 353289
N: 414968

Scale:
1:1,250

Agenda Item No.
D3

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PPG2: Green Belts

TR4: Highway Development Control Criteria

LT12: Golf, Outdoor Sport and Related Development

Applicant's Case: Since the previous application was refused the Junior Football Club has spoken with the headmaster of the school and consider that if Out Lane could not be used as access then the only place that the club could use is the bus lay-by on Highfield Road. They estimate that each match would attract approximately 12 vehicles maximum from away teams, so 24 if two teams were playing, plus vehicles for players from the village. Matches would be played at staggered times, 10am and 2pm, therefore there would not be massive crossover of vehicles in the lay-by. It is the clubs intension to have someone monitoring vehicles that attend matches to see vehicles are parking correctly.

The applicant in support of the previous application, and details how the pitches will be used provided the following information:

The school uses the existing pitch adjacent to the application site and is due to have drainage installed, hopefully this year. The school itself cannot use it during the winter months due to water logging, so is therefore not available to Croston Junior Football Club.

The school are awaiting a grant from both the Council and Football Foundation, in order to address the problem of poor drainage on the school site, once it has been installed it is hoped that Croston Junior Football Club will be able to use the larger of the two pitches, and that the school will also be able to make use of the field that the club will be renting.

The main use of the pitches will be during the period September through to April, i.e. the football season for the Central Lancashire League, with the majority of games being played on a Sunday, with kick off times being 11.00am and 2.00pm.

It is hoped that the maintenance will be done by the Junior Football Club themselves, and they are looking into funding from different bodies, in order to regenerate the field into two full size pitches, with maintenance costs for the next five years, this includes a sit on gang mower which will be sited at the school. The school; have provisionally agreed to allow access to the field, via the second gate on Out Lane. This is in order for the club to grow and prosper, and the school has additionally agreed that the club can use the changing facilities at the school.

The club has over 280 members, with age ranges from under 7's through to under 16's. It is anticipated that teams from age groups under 11's, 12's, 13's, 14's, and 15's, will use the facilities at both the school and the application field. These will all be eleven a side teams, and will play in the Central Lancashire League so away teams and their supporters will also visit the application site.

Training during the summer is usually done on the fields situated at the front of the school, adjacent to the bus lay-bys, and the Junior Football Club hope this will continue.

Consultations: **LCC Highways**

The County Highways Engineer states that it is not clear how the

school lay-by will be managed. From observation the lay-by is often closed, and there are concerns regarding both the management of it and its use in terms of capacity to accommodate the number of vehicles attracted to the site. They note that the planning statement estimates 24 vehicles plus vehicles for players from the village. While the applicant states that the village players 'would be able to walk to the pitch', it would be expected that a large proportion would actually come by car. The applicant has not submitted any information showing how vehicles will be managed on the lay-by, and he does not believe that it could accommodate the number of vehicles that are likely to be generated. Hence the proposal will result in parking on Highfield Road on or close to a difficult bend in the classified road, with a detrimental effect on road safety. This is a situation he does not wish to encourage, and in these circumstances he would advise the application be resisted for highway safety issues.

Notwithstanding the issues regarding the school lay-by, there are no measures to prevent use of Out Lane to access the site. Any adverse effect on traffic and pedestrian safety on Out Lane adds to the objectionable nature of the application.

Croston Parish Council

No comments had been received at the time of writing the report.

LCC Archaeology

Do not consider any archaeological response necessary.

Representations:

A letter has been received stating that although they are not a resident of Out Lane, so the traffic does not affect them, the applicant works hard with the youth of the football club, without pay, keeping them off the streets. The proposal should be encouraged for their health and well being.

Nine letters of objection have been received from the nearest property on Out Lane. Their reasons for objection can be summarised as:

- The application has not solved one of the issues why the previous application was refused – disturbance to local residents.
- Should the lay-by ever be withdrawn for parking the footballers would have to use Out Lane for access and they believe there are as many as seven teams.
- Weekends are the only quiet days the nearest properties to the school get. Due to extensions the school is now very close with activity from 7am with after school activities and night school in the evenings.
- When the school was originally built it had not to be used on Sundays.
- The lay-by will not accommodate all the cars, which may be around 44, so there would be overflow parking on the road. Also, bowlers from the bowling green already use it at weekends and buses use it as far as the gates for turning.
- The applicant cannot control the parking ensuring people will park in the lay-by. No one believes parents will continue using the lay-by when the weather gets wet and cold and Out Lane is narrow with little or no footpaths. One parent on Out Lane already runs his

children to school by car and it is not believed that people will walk five times as far to get to the field.

- Weekends are the only time that residents can guarantee that the road is not blocked to allow them to have visitors. When there is a function at the school the lane is completely blocked. Although there is ample parking parents prefer to park on the road.
- There is very little agricultural land left in the village
- A lot of money has been spent improving a footpath that runs down the side of the field and people using it will not want the noise of a football match.
- Any balls that go over the hedge will need to be retrieved by going onto their property, possibly causing damage.
- There are already several football pitches available in the village including over the bridge on the Bretherton Road.
- The site is in the Green Belt, which should be preserved.

Although it should be noted that several objectors stated that they did not want to deprive young people of facilities for sport they objected to the proposal in the location proposed.

A letter from a resident on Highfield Road near the lay-by states that the access point to the parking area is on a double bend that severely limits the view of people pulling out of their properties. Any on street parking means that traffic cannot be seen until it is within a metre or two of their driveway, which is dangerous. If parking were strictly limited to the bus lay-by with no on street parking they would have no objection to the proposed development.

The Head teacher of Bishop Rawstone Language College supports the application, as the pitches would prove to be an excellent provision for both the community and the College.

Assessment:

Green Belt

The site lies within the Green Belt where there is a presumption against inappropriate development and where Policy DC1 of the Adopted Chorley Borough Local Plan Review and PPG2: Green Belts apply. There are a number of types of development that are appropriate in the Green Belt, one of which is essential facilities for outdoor sport and recreation. The application does not include any form of building or floodlighting and does therefore comply with Green Belt policy.

Highways

One of the main issues is that of highways, as the Highways Authority has objected to the application. Parking for the pitches will be provided in the lay-by off Highfield Road. However, although the Council could ensure the lay-by was made freely available for parking through a legal agreement, it could not enforce that people actually use it and don't park on Highfield Road or drive down Out Lane, which the County Highways Engineer objects to.

There are already highways issues on Out Lane and the proposals will increase the number of football pitches north of the

school from the existing one, to three, therefore increasing the amount of traffic that would be accessing the bottom of Out Lane if the lay-by was not used, particularly as the applicant has indicated that the school may also use the proposed pitches. This intensification of the use and the associated traffic, (including teams and visiting teams along with supporters) along with more than one match in a day will be detrimental to highway and pedestrian safety on Highfield Road and possibly Out Lane contrary to Policy TR4 and section (g) of Policy LT12 of the Adopted Chorley Borough Local Plan Review, specifically as the Local Planning Authority cannot ensure that the lay-by is used for parking.

Neighbour Amenity

One of the reasons the previous application was refused was on the grounds of neighbour amenity. The nearest properties to the pitches will be Taylor's Barn and Workhouse Farm on Out Lane, along with properties on Lostock Road. Although there is already a football pitch north of the school it is further away from residential properties than those currently proposed. The proposals will result in pitches being sited adjacent to the garden of a residential property. In addition it is proposed that the majority of games will be played on a Sunday, a day when most people would reasonably expect peaceful enjoyment of their property, particularly as disturbance is caused to these properties from the school throughout the week. The proposals are therefore contrary to Policy LT12 which states noise generating outdoor sports should not harm the amenities of local residents.

Conclusion:

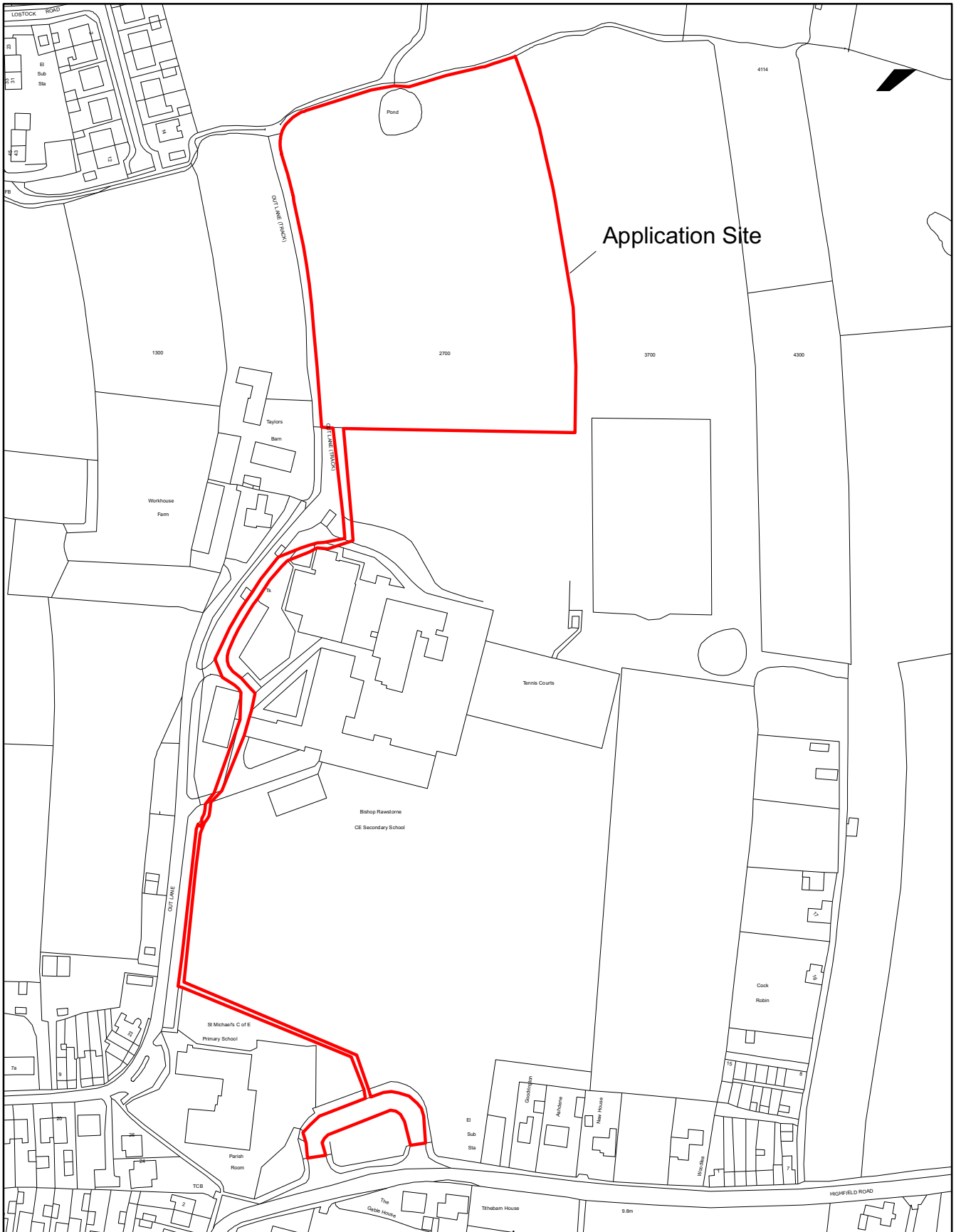
To conclude, most people would not object to the principle of providing outdoor sport facilities for Croston Junior Football Club, as stated by some of the objectors and the applicant has tried to address the issue of parking that resulted in the previous application being refused.

However, the Council cannot make visitors to the football pitches park in the lay-by and it is likely that if the lay-by is full they will park on the Highfield Road or drive down Out Lane. In addition, it is intended in the future to bring the existing pitches at the school up to a standard where they can be used again, so eventually there could be four useable pitches north of the school. These existing pitches could be served by parking at the school. It would be difficult to distinguish between visitors to the school pitches that could park at the school and the two that this application proposes that would use the lay-by. In addition, the applicant has not addressed the issue of neighbour amenity. As the previous application noted, the properties on Out Lane suffer noise and disturbance from the school throughout the week. The pitched would mainly be used on a Sunday, therefore extending the period of disturbance caused to neighbouring properties at a time in the week when they could reasonably expect peaceful enjoyment of their property. For these reasons the application is recommended for refusal.

Recommendation: Refuse Full Planning Permission**Reasons**

1. Due to the increase in the number of pitches north of Bishop Rawstone International Language College the number of vehicles likely to visit the site is likely to increase, having an adverse effect on traffic and pedestrian safety on Out Lane. Although parking is proposed in the lay-by off Highfield Road, the applicant or the local planning authority cannot enforce that visitors use this parking, so vehicles are still likely to access the site via Out Lane. In addition, the applicant has not satisfied the Council that the lay-by is large enough to accommodate all vehicles associated with the pitches, which is therefore likely to result in parking on Highfield Road (a classified road) close to a bend. The proposals are therefore contrary to Policy TR4 and section (g) of Policy LT12 of the Adopted Chorley Borough Local Plan Review.

2. The proposed pitches would mainly be used on Sundays, a day when most people would reasonably expect peaceful enjoyment of their property. The properties nearest to the proposed pitches and access already suffer from noise and disturbance throughout the week from the school and the proposals would extend this period, contrary to section (e) of Policy LT12 of the Adopted Chorley Borough Local Plan Review.



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Director of Development and Regeneration
Chorley Borough Council

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Application Number:
06/00638/COU

Grid Ref:
E: 349260
N: 419037

Scale:
1:2,500

Agenda Item No.
D4

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Item D. 5 **06/00645/TEL** **Prior App not reqd - Telecom Mast**

Case Officer **Miss Caron Taylor**

Ward **Chorley South West**

Proposal **Upgrade of existing 1 no. 15 metre flexicell 2 Column and equipment cabinet at Moor Road to include increasing of the size of the existing shroud and addition of a 2G outdoor cabinet**

Location **O2 Telecommunications Mast Tarn Hows Close Chorley**

Applicant **O2**

Background: The Town and Country Planning (General Permitted Development) Order 1995 grants deemed consent for a range of activities that fall within the legal definition of development. This includes the erection of telecommunications masts under 15m in height and is termed 'permitted development'.

These permitted development rights remove the need to submit a full planning application, but rather require what is termed a 'prior notification' application to be made. This means that the Local Planning Authority can only control the details of its design and where it is installed.

Proposal: The application relates to the Prior Notification for the upgrade of existing 15 metre Slimline Flexicell 2 column and equipment cabinet to include increasing the size of the existing shroud (in length) and reduce the width on the lower part of the column and the addition of a 2G outdoor cabinet at O2, Telecommunication Mast, Tarn Hows Close, for O2 (UK) Ltd.

The proposed development will be located on an area of adopted highway, replacing the current mast. It is a paved area forming an entrance to the pedestrian footpath that serves the properties on Tarn Hows Close and adjoins the pavement of Moor Road.

The existing 15m column would be replaced with another column and an additional 2G equipment cabinet will be positioned in the paved area. Originally it was proposed to place the additional cabinet on the pavement of Moor Road. However, Highways objected because it caused an unnecessary obstruction of the footway when a wide paved splay is available immediately adjacent. In response to this objection the cabinet has now been moved to the paved splay area.

Consent of the landowner is not required for statutory undertakers to carry out work on an adopted highway (which this is), they are only required to serve notice. Therefore no conflict of interest arises as a result of the Borough Council assessing the proposals. The Council will not receive any income from the operator.

Planning History: In August 2004 permission was first sought to erect on this site a 17.5m monopole mast, but this was later reduced in height to 15m

(application no. 04/00886/FUL). The Council refused permission on the grounds that it would be unduly prominent and intrusive in the street-scene and as viewed from nearby houses, and the Council was not satisfied the applicants operational need was being met in a manner minimising environmental and visual impact. O2 appealed against this refusal and Planning Inspectorate allowed the appeal on 8th June 2005, this is the existing mast that it is now proposed to upgrade.

A further application at the site was refused in April 2005, before the outcome of the above appeal.

In April this year a prior notification application to upgrade the mast, by increasing the width of the shroud and the column was refused (application no. 06/00237/TEL) because it would have resulted in the mast being unduly prominent and intrusive within the street and the Council were not satisfied that there were no operationally suitable alternative sites with less impact available. The Council did not accept that increasing the width of the existing mast was the best design for the site.

Planning Policy: PPG8: Telecommunications
PS12: Utility Services Development

Consultations: Highways objected to the positioning of the cabinet on the pavement of Moor Road, as it would cause an unnecessary obstruction of the footway when there is a wide splay available immediately adjacent. The applicant has now moved the position of the cabinet so it is positioned in the splay.

Representations: One objection has been received from a resident of Moor Road. Their objection can be summarised as:

- The present mast was only approved [by the Planning Inspectorate] after a larger mast was rejected.
- A previous application to increase the size [width] of the shroud and add an extra cabinet was rejected.
- The present application to increase the shroud size [in length] and add a 2G cabinet will still add to the adverse visual impact of the structure by making it less likely to be mistaken for a lamppost.
- It will add a further obstruction on/by the footpath.
- They have concerns about possible, as yet unknown effects of living so near to a telecommunications mast.

Assessment: As this is a prior notification application the issues in considering the application are the siting and design.

The general aim of Government policy is to facilitate the growth of new and existing telecommunications system subject to the environmental impact being minimised.

Planning Policy Guidance Note 8: Telecommunications

PPG8 suggests a number of factors to consider concerning the siting such as the height of the site in relation to surrounding land, the existence of topographical features and vegetation, the effect on the skyline, the site when observed from any side and the site in relation to residential property and others.

PS12: Utility Services Development

Policy PS12 of the Adopted Chorley Local Plan Review 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 of the following criteria are satisfied:

- a) Development is part of a planned expansion
- b) No operationally suitable alternative sites with less environmental impact are available
- c) No reasonable possibility of sharing existing facilities;
- d) No reasonable possibility of erecting antennae on an existing building or structure;
- e) The visual impact of the development on the landscape has been minimised, subject to technical limitation.

The applicants have provided technical justification for the site and I accept from the coverage plots that the development is part of a planned expansion in line with a). They have also set out the alternative sites that have been considered and discounted and the reasons for this.

The original application for the existing mast was refused under delegated powers, on the grounds that the Council was not satisfied that there were no suitable alternative sites/means of providing the antenna with less environmental and visual impact. In addition, the case officer took the view the development would detract to an unacceptable extent from the essentially residential character of the area to the north side of Moor Road (the nearby Co-op does not change that character as it occupies a single-storey building, set well back from the road). By reason of its height the development would be unduly prominent and intrusive in the streetscene and as viewed from residential properties in the vicinity.

The appeal inspector took the view that although the mast would be clearly visible on the approaches along Moor Road and from a number of nearby dwellings on Tarn Hows Close and the opposite side of the main road, any adverse impact on the street scene would be partly offset by existing features in the immediate locality. These include a bus shelter close to the proposed mast, street lighting columns on Moor Road, a tall metal pole sited close by at the Co-op Supermarket and a petrol filling station with a prominent illuminated canopy on the opposite side of the road. The inspector stated that given the proliferation of such structures in this locality, the new mast would not appear particularly conspicuous from nearby dwellings and consequently would not be out of character in the street scene. It was concluded that although the appeal site is in a predominantly residential area, the proposal would not have an unacceptable impact on the quality of the local townscape and is not inconsistent with the aims of the adopted policy PS12. The inspector was satisfied that the company had made a significant attempt to reduce the visual impact of the proposal, in the design of the column and by reducing the height of the proposed mast.

The main issues surrounding the current application are its siting, design and external appearance in relation to the character and appearance of the area. The proposal would result in the shroud of the antenna being increased in length from approximately 3.9m

to approximately 5.4m.

The existing column is 273mm wide below the shroud with the lower portion being 324mm. The proposed column would be 273mm wide all the way down from below the shroud so the column would actually be reduced in width at the bottom from what exists at the moment.

There has been significant pressure for masts in this area and the Council accept that any mast is going to be visually prominent in this location, however it needs to be acceptable in design terms.

Although the existing mast was allowed at appeal it remains the Councils view now it has been erected that it could be done much better, and the upgrading of this mast is an opportunity to improve its visual impact. The mast is very prominent in the street scene and overbearing in terms of its size when viewed in relation to the surrounding properties. This is exacerbated by the fact that the mast is approached from a lower level from the south along Moor Road making it appear even higher than the surrounding street features.

What must be considered is the impact of what is there now, weighed against what is proposed. Although the proposals will result in the existing shroud being increased in length, the lower part of the existing column will be reduced in width. In addition the current mast is green in colour, which exacerbates its prominence in the street scene. The proposed upgraded mast is to be grey in colour. It is therefore considered that although the shroud will be longer in length, the benefit of the lower part of the column being reduced in width and the mast being painted grey outweighs the harm done by the increase in the length of the shroud and therefore meets criteria e) of Policy PS12.

Health

A Declaration of Conformity with the ICNIRP Public Exposure Guidelines accompanies the application.

PPG8 states it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Governments responsibility to decide what measures are necessary to protect public health. In the Governments view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them.

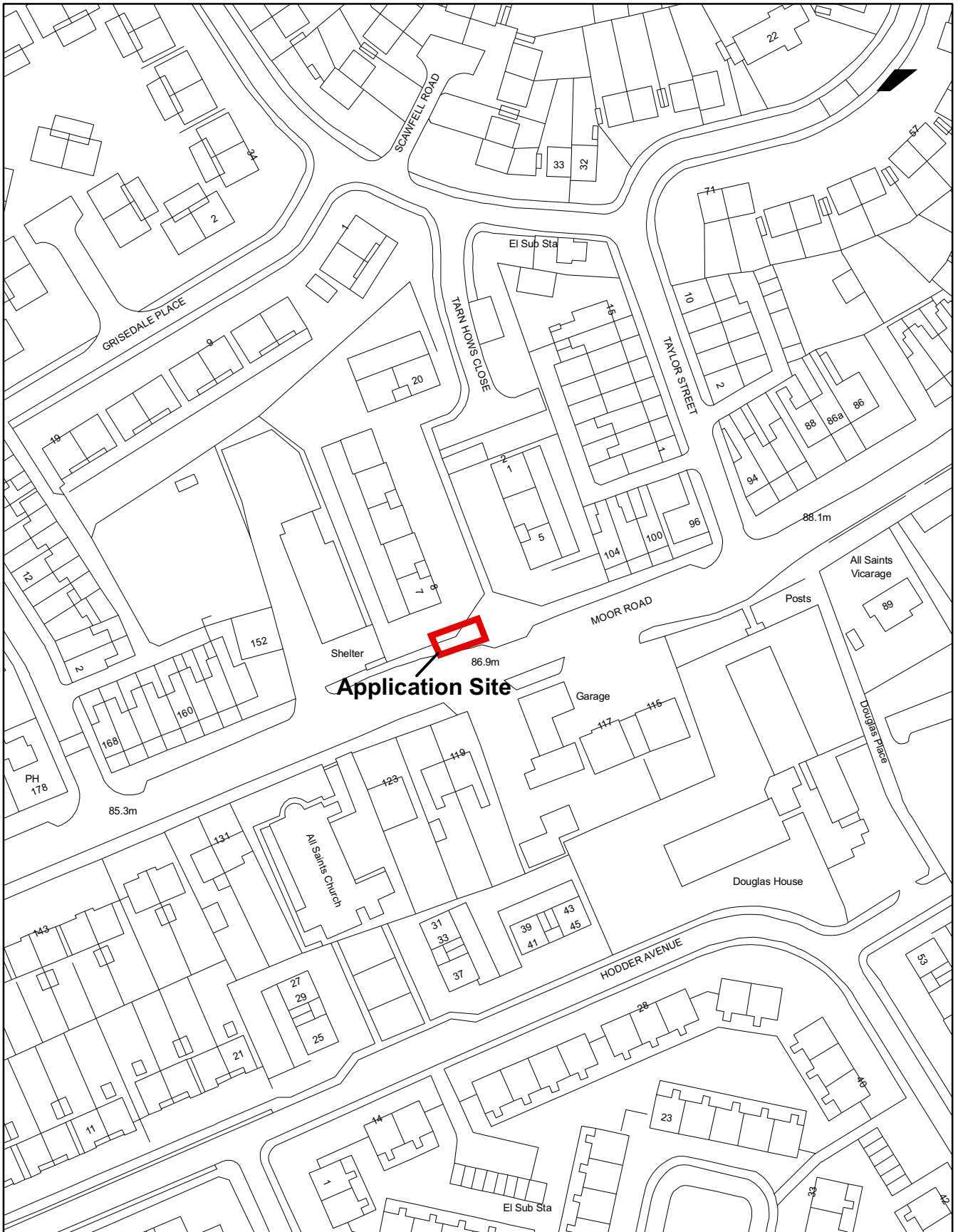
PPG8 goes onto state that the Governments acceptance of the precautionary approach recommended by the Stewart Groups report "*mobile phones and health*" is limited to the specific recommendations in the Groups report and the Governments response to them. The report does not provide any basis for precautionary actions beyond those already proposed. In the Governments view, local planning authorities should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development.

Conclusion:

To conclude, although the Council still consider the granting of the original mast at appeal was inappropriate, it is considered that the benefit of upgrading the mast to include it being painted grey and reducing the width of the lower part of the column, outweighs the harm done by making the existing shroud longer in length.

Recommendation: Prior App not reqd - Telecom Mast

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 Chorley Borough Council

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Application Number:
06/00645/TEL

Grid Ref:
E: 357700
N: 416256

Scale:
1:1,250

Agenda Item No.
D5

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Item D. 6 06/00667/FUL Permit Full Planning Permission

Case Officer Miss Caron Taylor

Ward Chisnall

Proposal Erection of new dwelling to replace existing,

Location 60 Chorley Lane Charnock Richard Chorley PR7 5ES

Applicant Mr M Wright

Proposal: The application is for erection for a new dwelling to replace the existing at 60 Chorley Lane, Charnock Richard.

Background: The site is unusual in that the application property was once the end property of a row of terraces that ran from no. 50 to no. 60. However, in the past no. 58, which sat between no. 56 and the application property was demolished and the space that was left was split between the two properties to make a driveway for each.

The existing property at 60 Chorley Lane is therefore a detached property. It is in a poor state of repair and in the past it had a single flat roofed garage on its northeast elevation up to the boundary with no. 56, although this has now mainly gone, with only its rear elevation still on the site.

Planning History: 98/00067/FUL Two-storey side extension, first floor extension over existing garage and single-storey rear extension: Permitted but not implemented
04/00480/OUT Demolition of existing dwelling and erection of detached house – Permitted but not implemented to date.

Planning Policy: GN4: Settlement Policy – Other Rural Settlements
Windfall Housing Supplementary Planning Guidance

Consultations: **Lancashire County Highways**
Have no objection to the principle of the proposed replacement dwelling, but advise a turning facility within the site (which is provided).

Environmental Services (Landfill Gas)
The application lies within 250m of a former landfill site. However, based on the distance from the application to the landfill site, or what is known about the risk from landfill, gas migration is considered low.

Representations: Charnock Richard Parish Council has no objection to the proposal.

A letter of objection has been received from no. 56 Chorley Lane. They state that the House Extension Design Guidelines say there should be 1m between the side of the dwelling and the boundary. They intend to submit an application for a two-storey side extension in the future and feel if they have to comply with this guideline so should this application for a dwelling.

In addition, they state the building still projects 15.5 feet beyond their sun lounge windows to the rear of the property [it actually projects 13.1 feet/4 metres], with the blank wall of the rear two storey projection only 8.5 feet (2.7m) from their garden wall, with a pitched roof of 20 feet (6m). This will cause an overbearing effect to their rear ground floor outlook, greatly overshadowing their garden and sun lounge and be visually intrusive.

They also feel at some point the flat roof of the single storey to the rear will be used as a balcony and they would find this unacceptable and an intrusion of their privacy.

Assessment:

Highways/Parking

The proposal will incorporate a single integral garage and there will be 6m in front of the garage to allow a vehicle to be parked clear of the highway. In addition a turning head is provided in front of the property in line with comments from County Highways, allowing a vehicle to enter and leave the site in a forward gear. Therefore, it is considered that the proposal will not have a detrimental impact on highway safety and will actually improve the situation from what exists at present.

Neighbour Amenity

The main impact will be on no. 56 Chorley Lane, now the end of the row of terraces. The proposals comply with the guidelines in HEDG in terms of the 45-degree angle for the two-storey element and the 3m plus 45-degree angle for the single storey element. These have been drawn from the side window of the lounge, at the point it joins the house. The single storey element of the rear will be flat roofed so its impact on no. 56 will be reduced.

No. 56 has a side window in the elevation that will face the new dwelling, which serves the lounge. Although it is accepted that some light will be lost to this room, the main ground floor window on the front elevation also serves it, so is not a principal window.

In terms of the terracing effect, I accept the comments made by the residents of no. 56 Chorley Lane. However, in 2004 outline planning permission was granted for one dwelling on the site (04/00480/OUT), which included details of the siting and access. The approved plans show the siting of the dwelling only half a metre from the boundary with the neighbouring property. As this permission could still be implemented it is a material consideration in deciding this application and it is therefore considered that it would be very difficult to refuse the current application on the grounds of terracing policy. There is also no guarantee that the objectors would apply for permission.

The only side window in the proposed dwelling facing no. 56 will serve a landing and so is not a principal window and the nearest first floor window to this property on the rear will serve a bathroom so again is not a principal window.

The single storey element at the rear of the proposed dwelling will have a flat roof. However, its possible use as a balcony in the future can be prevented by a condition, to ensure the privacy of neighbouring properties.

In terms of no. 62 Chorley Lane, the bungalow to the east of the

application site, it is not considered that the proposals will have an unacceptable impact on this property. No. 62 has a garage on the boundary with the application site and the only window in its gable faces this garage. The other windows on the side of this property are on the side elevation facing into the garden of the property. In the proposed dwelling the only window in the west elevation facing no. 62 serves a bedroom and will look over the roof of the bungalow and garage.

Trees

Although the proposals will involve the removal of a tree on the west boundary of the application site it is not considered that this tree would warrant a Tree Preservation Order as it is set approximately 14m back from the highway and its contribution to the street scene and amenity of the area is therefore limited. An existing tree on the front boundary of the property is to be retained.

Design and Appearance

The proposed dwelling will be larger in size than the former end terraced property that exists on the site. However, it is considered that the property will not have a detrimental impact on the street scene as there are a variety of different properties in the immediate vicinity. In addition it will be set further back from the highway than the existing dwelling and the adjacent row of terraced properties.

Windfall SPG

The proposals are not contrary to the Interim Supplementary Planning Guidance on Windfall Housing as the demolition of a dwelling and its replacement with one dwelling is an exception to the policy.

Conclusion: Therefore, for the reason above the application is recommended for approval.

Recommendation: Permit Full Planning Permission Conditions

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

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

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

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

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

Reason: To protect the amenities and privacy of the adjoining properties.

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

Reason: To protect the amenities of the adjacent properties.

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

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

7. Prior to first occupation of the dwelling hereby permitted the facility to enable a vehicle to enter, park and leave the site in forward gear shall be laid out in accordance with the approved Site Plan and this facility shall remain available for use as such thereafter.

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

8. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected on site boundaries shall be submitted to and approved in writing by the local planning authority. The dwelling shall not be occupied until all fences and walls have been erected in conformity with the approved details.

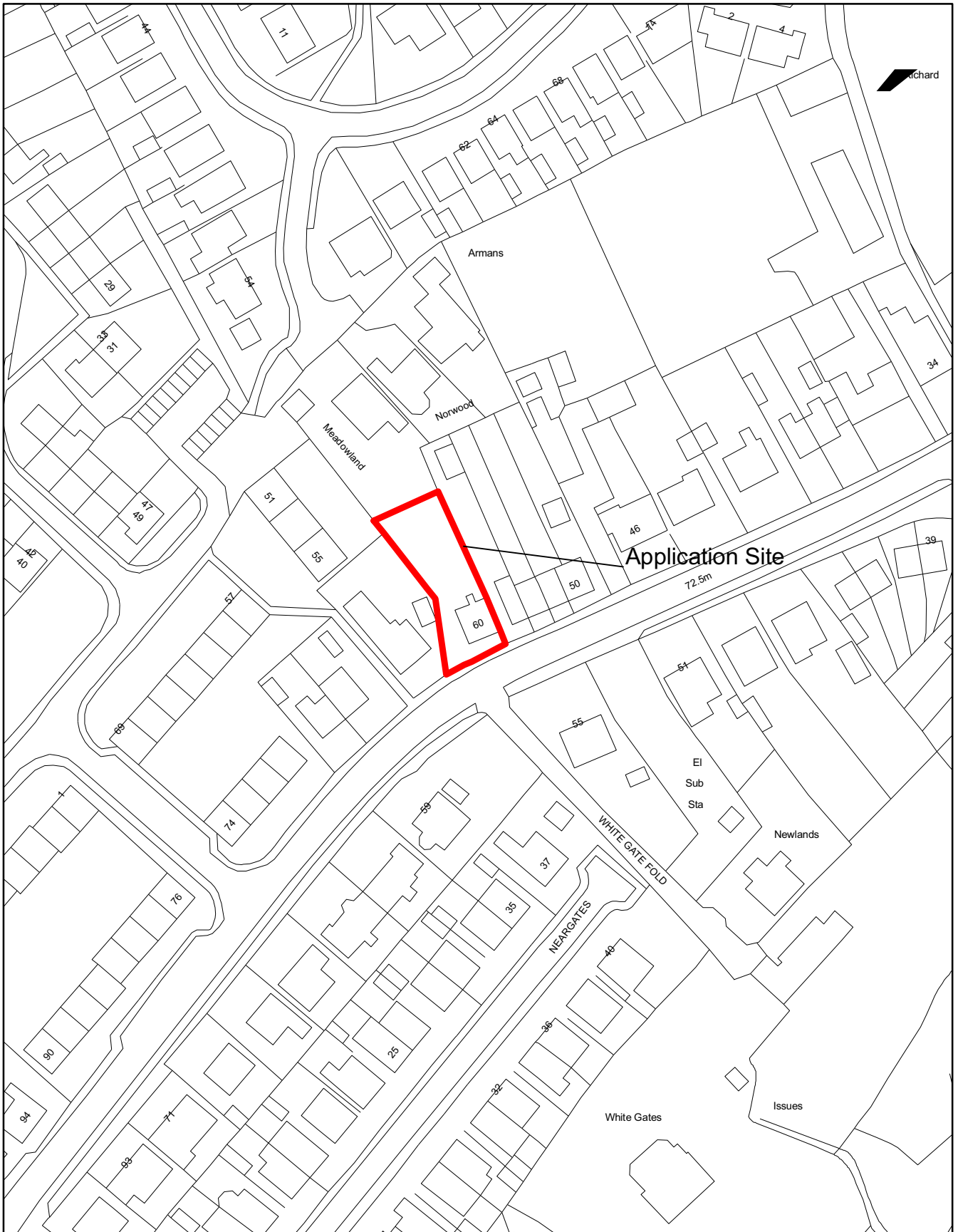
Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

9. Before the occupation of the dwelling hereby approved commences, the windows in the first floor of the building's rear elevation labeled 'Family Bathroom' and 'Ensuite' on the approved plan stamped 7th June 2006, shall be fitted with obscure glass, the details of which shall be agreed in writing before development commences 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

10. The flat roof to the rear projection of the dwelling hereby permitted shall not be used as a terrace or balcony and no balustrade shall be fitted to its perimeter.

Reason: In the interests of the privacy of occupiers of the neighbouring properties and in accordance with Policy No. GN5 and HS9 of the Adopted Chorley Local Plan Review.



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Application Number:
06/00667/FUL

Grid Ref:
E: 355986
N: 415480

Scale:
1:1,250

Agenda Item No.
D6

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13/7/06

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 5/6/06 and 7/7/06

Plan Ref	05/00336/FUL	Date Received	31.03.2005	Decision	Permit Full Planning Permission
Ward:	Brindle And Hoghton	Date Decided	28.06.2006		
Proposal :	Erection of double garage incorporating glazed link to front elevation of dwelling,				
Location :	Cross Keys Villa Sandy Lane Brindle Lancashire PR6 8NJ				
Applicant:	Mr Wilkinson & Mrs Hunt Cross Keys Villa Sandy Lane Brindle Lancashire PR6 8NJ				
<hr/>					
Plan Ref	06/00082/FUL	Date Received	24.01.2006	Decision	Permit Full Planning Permission
Ward:	Chorley South East	Date Decided	28.06.2006		
Proposal :	Formation of disabled access and toilet,				
Location :	United Reformed Church Hollinshead Street Chorley Lancashire PR7 1EP				
Applicant:	Mr B Derbyshire United Reformed Church Hollinshead Street Chorley Lancashire				
<hr/>					
Plan Ref	06/00143/FUL	Date Received	09.02.2006	Decision	Permit Full Planning Permission
Ward:	Lostock	Date Decided	08.06.2006		
Proposal :	Two storey rear extension, conversion of garage to living accommodation and canopy to rear door				
Location :	Smithy Cottage Leyland Lane Ulnes Walton Lancashire PR26 8LB				
Applicant:	Mr And Mrs K E Pincock Smithy Cottage Leyland Lane Ulnes Walton Lancashire				

Plan Ref 06/00166/FUL **Date Received** 14.02.2006 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 15.06.2006

Proposal : Locating of 2 No containers for the storage of canoes
Location : Land At Bibbys Farm Back Lane Heath Charnock Lancashire PR6 9DL
Applicant: Bolton Scout Trust C/o S Lewis Esq, 28 Mawdesley Street, Bolton, BL1 1LF

Plan Ref 06/00195/FUL **Date Received** 14.02.2006 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 13.06.2006

Proposal : Side and rear conservatory.
Location : 8 High Bank Heapey Chorley PR6 9AY
Applicant: Mr And Mrs Salter 8 High Bank Heapey Chorley PR6 9AY

Plan Ref 06/00175/LBC **Date Received** 15.02.2006 **Decision** Grant Listed Building Consent

Ward: Lostock **Date Decided** 12.06.2006

Proposal : Replacement of back door,
Location : Gradwells Farm Southport Road Ulnes Walton Leyland Lancashire
Applicant: Mrs Aujla Gradwells Farm Southport Road Ulnes Walton Leyland Lancashire PR26 9HB

Plan Ref 06/00221/FUL **Date Received** 20.02.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 07.06.2006

Proposal : Demolition of garage and erection of two storey side extension with dormers at front and rear,
Location : 11 Reedfield Bamber Bridge Preston PR5 8HT
Applicant: Mr & Mrs Swindley 11 Reedfield Bamber Bridge Preston PR5 8HT

Plan Ref 06/00226/FUL **Date Received** 22.02.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 16.06.2006

Proposal : Rear conservatory
Location : 15 Yew Tree Close Chorley Lancashire PR7 3TA
Applicant: Mr W McEvoy 15 Yew Tree Close Chorley Lancashire PR7 3TA

Plan Ref 06/00247/FUL **Date Received** 27.02.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 21.06.2006

Proposal : Conservatory to side and rear.

Location : 15A Reeveswood Eccleston Chorley PR7 5RS

Applicant: Mr And Mrs Melia 15A Reeveswood Eccleston Chorley PR7 5RS

Plan Ref 06/00270/FUL **Date Received** 07.03.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 06.06.2006

Proposal : Single storey rear extension

Location : Botany Bay Cottage Bagganley Lane Chorley PR6 9AT

Applicant: Mr And Mrs Williams Botany Bay Cottage Bagganley Lane Chorley PR6 9AT

Plan Ref 06/00284/FUL **Date Received** 07.03.2006 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 06.07.2006

Proposal : Rear extension to existing dwelling.

Location : 10 Heys Lodge Dark Lane Whittle Le Woods Chorley Lancashire

Applicant: Mr N Burton 10 Heys Lodge Dark Lane Whittle Le Woods Chorley Lancashire

Plan Ref 06/00304/CLPUD **Date Received** 08.03.2006 **Decision** Grant Certificate of Lawfulness

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 12.06.2006

Proposal : Proposed erection of garage,

Location : Brantwood Town Lane Whittle-Le-Woods Chorley PR6 7DH

Applicant: Mr T Howarth Brantwood Town Lane Whittle-Le-Woods Chorley PR6 7DH

Plan Ref 06/00297/FUL **Date Received** 13.03.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 06.07.2006

Proposal : Two storey rear extension

Location : The Gables 249 Preston Road Coppull Lancashire PR7 5DS

Applicant: C Hamlett The Gables 249 Preston Road Coppull Lancashire PR7 5DS

Plan Ref 06/00364/FUL **Date Received** 22.03.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 16.06.2006

Proposal : First floor rear extension.
Location : Charnock House Preston Road Charnock Richard Lancashire PR7 5LH
Applicant: Mr And Mrs C Hemmings Charnock House Preston Road Charnock Richard

Plan Ref 06/00468/FUL **Date Received** 24.03.2006 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 07.06.2006

Proposal : Amendment to dwelling previously approved to incorporate a conservatory.
Location : Salt Pit Farm Salt Pit Lane Mawdesley Ormskirk L40 2QX
Applicant: Mr And Mrs I Austin C/O Agent

Plan Ref 06/00470/FUL **Date Received** 24.03.2006 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 07.06.2006

Proposal : Amendment to dwelling previously approved to incorporate a porch to the rear door.
Location : Salt Pit Farm Salt Pit Lane Mawdesley Ormskirk L40 2QX
Applicant: Mr And Mrs I Austin C/O Agent

Plan Ref 06/00473/FUL **Date Received** 24.03.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 07.06.2006

Proposal : Amendment to dwelling previously approved introducing accommodation in the roof space served by additional rooflights.
Location : Salt Pit Farm Salt Pit Lane Mawdesley Ormskirk L40 2QX
Applicant: Mr And Mrs I Austin C/O Agent

Plan Ref 06/00371/FUL **Date Received** 29.03.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 16.06.2006

Proposal : Front extension to superstore approx 327 square metres
Location : Aldi Supermarket Harpers Lane Chorley PR6 7AB
Applicant: Aldi Stores Ltd C/O Agent

Plan Ref 06/00374/FUL **Date Received** 29.03.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 05.06.2006

Proposal : Detached garage with office to first floor
Location : 2 Melling Close Adlington Lancashire PR6 9NG
Applicant: Mr N Taylor 2 Melling Close Adlington Lancashire PR6 9NG

Plan Ref 06/00402/COU **Date Received** 29.03.2006 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 28.06.2006

Proposal : Change of use of next door property to extend existing business
Location : 180 Eaves Lane Chorley PR6 0AU
Applicant: Kenyons Funeral Directors 182 Eaves Lane Chorley PR6 0AU

Plan Ref 06/00390/FUL **Date Received** 30.03.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 21.06.2006

Proposal : Retrospective application for garden shed/pavillion.
Location : 1 Mount Pleasant Whittle-Le-Woods Chorley PR6 7LJ
Applicant: Mr And Mrs Matthews Harris 1 Mount Pleasant Whittle-le-Woods Chorley PR6 7LJ

Plan Ref 06/00272/LBC **Date Received** 31.03.2006 **Decision** Grant Listed Building Consent

Ward: Brindle And Hoghton **Date Decided** 14.06.2006

Proposal : Listed Building Consent for various internal alterations,
Location : Dover Farm Blackburn Old Road Hoghton Preston PR5 0SJ
Applicant: Mr T Hilton Dover Farm Blackburn Old Road Hoghton Preston PR5 0SJ

Plan Ref 06/00400/FUL **Date Received** 03.04.2006 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 09.06.2006

Proposal : Erection of horticultural glasshouse,
Location : Bancroft Cottage Higher Simpson Fold Wheelton Chorley Lancashire
Applicant: Mr & Mrs James Bancroft Cottage Higher Simpson Fold Wheelton Chorley

Plan Ref 06/00426/FUL **Date Received** 03.04.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 13.06.2006

Proposal : Retrospective application for external ballustrading for summer opening doors and external lighting.

Location : The Sir Henry Tate New Market Street Chorley

Applicant: J D Wetherspoon PLC Wetherspoon HUse Reeds Crescent Watford Herts

Plan Ref 06/00432/FUL **Date Received** 06.04.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 23.06.2006

Proposal : Replacement of flat roof on an existing detached double garage with a hipped end pitched roof.

Location : 46 Deerfold Astley Village Chorley PR7 1UH

Applicant: David Hulme 46 Deerfold Astley Village Lancashire PR7 1UH

Plan Ref 06/00431/FUL **Date Received** 07.04.2006 **Decision** Refuse Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 27.06.2006

Proposal : Formation of dormer window to rear elevation and insertion of roof lights to front

Location : 11 Rivington Avenue Adlington Chorley PR6 9PX

Applicant: Mr M Unsworth & Miss C Yates 11 Rivington Avenue Adlington Chorley PR6 9PX

Plan Ref 06/00443/FUL **Date Received** 07.04.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 13.06.2006

Proposal : Extension to create a library room with ramped access

Location : Heskin Pemberton Primary School Withington Lane Heskin Chorley PR7 5LU

Applicant: Heskin Pemberton CE Primary School Heskin Pemberton Primary School Withington Lane Heskin Chorley PR7 5LU

Plan Ref 06/00438/FUL **Date Received** 10.04.2006 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 05.06.2006

Proposal : Demolish existing detached garage and erect a part two storey part single storey side extension

Location : 23 Ashdown Drive Clayton Le Woods Chorley PR6 7SQ

Applicant: Mr & Mrs B Quinn 23 Ashdown Drive Clayton Le Woods Chorley PR6 7SQ

Plan Ref 06/00441/FUL **Date Received** 10.04.2006 **Decision** Refuse Full Planning Permission

Ward: Chorley South
East **Date Decided** 05.06.2006

Proposal : Convert existing attached garage to living area, single storey side and rear extension

Location : 36 Melrose Way Chorley PR7 3EX

Applicant: Mr & Mrs Wong 36 Melrose Way Chorley PR7 3EX

Plan Ref 06/00444/FUL **Date Received** 10.04.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 16.06.2006

Proposal : Single storey rear extension

Location : 334 Preston Road Whittle-Le-Woods Chorley PR6 7HZ

Applicant: Mr And Mrs Abberley 334 Preston Road Whittle-Le-Woods Chorley PR6 7HZ

Plan Ref 06/00446/FUL **Date Received** 10.04.2006 **Decision** Permit Full Planning Permission

Ward: Astley And
Buckshaw **Date Decided** 21.06.2006

Proposal : Rear conservatory and conversion of garage to living accommodation

Location : 7 Clematis Close Euxton Chorley PR7 1BZ

Applicant: Miss Viragh 7 Clematis Close Euxton Chorley PR7 1BZ

Plan Ref 06/00453/FUL **Date Received** 10.04.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 05.06.2006

Proposal : Demolish existing conservatory and outbuildings and erect new rear conservatory
Location : 2 Sycamore Villa Oram Road Brindle Chorley PR6 8NT
Applicant: Mr & Mrs Blackledge 2 Sycamore Villa Oram Road Brindle Chorley PR6 8NT

Plan Ref 06/00454/FUL **Date Received** 10.04.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 05.06.2006

Proposal : Demolish existing rear conservatory and erect new cinservatory
Location : 1 Sycamore Villa Oram Road Brindle Chorley PR6 8NT
Applicant: Mr & Mrs Walmsley 1 Sycamore Villa Oram Road Brindle Chorley PR6 8NT

Plan Ref 06/00429/FUL **Date Received** 11.04.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 21.06.2006

Proposal : Demolish existing rear conservatory and replace with two storey rear extension and rear conservatory
Location : 86 Hurst Brook Coppull Chorley PR7 4QY
Applicant: Mr & Mrs D Berry 86 Hurst Brook Coppull Chorley PR7 4QY

Plan Ref 06/00458/FUL **Date Received** 11.04.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 15.06.2006

Proposal : Garage to front of the property
Location : 168 Blackburn Road Chorley Lancashire PR6 8TP
Applicant: Mr S Henderson 168 Blackburn Road Chorley Lancashire PR6 8TP

Plan Ref 06/00459/FUL **Date Received** 11.04.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 15.06.2006

Proposal : Proposed garage to the front of the property
Location : 170 Blackburn Road Chorley Lancashire PR6 8TP
Applicant: Mr B Brakewell 170 Blackburn Road Chorley Lancashire PR6 8TP

Plan Ref 06/00437/FUL **Date Received** 12.04.2006 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 15.06.2006

Proposal : Temporary plastic polytunnel made of steel/aluminium frame on concrete hard standing adjacent to warehouse to store stainless steel protected from the elements

Location : H And R ESP Ltd Cowling Road Chorley

Applicant: H And R ESP Ltd H And R ESP Ltd Cowling Road Chorley

Plan Ref 06/00462/LBC **Date Received** 13.04.2006 **Decision** Grant Listed Building Consent

Ward: Brindle And Hoghton **Date Decided** 08.06.2006

Proposal : Improvement and restoration of farmhouse to provide modern living accommodation

Location : Stanworth Farm Bolton Road Withnell Chorley PR6 8BU

Applicant: Mr & Mrs Smith Stanworth Farm Bolton Road Withnell Chorley PR6 8BU

Plan Ref 06/00463/LBC **Date Received** 13.04.2006 **Decision** Grant Listed Building Consent

Ward: Brindle And Hoghton **Date Decided** 16.06.2006

Proposal : Conversion of barn to live/workshop to include farriers workshop

Location : Stanworth Farm Bolton Road Withnell Chorley PR6 8BU

Applicant: Mr And Mrs Smith Stanworth Farm Bolton Road Withnell Chorley PR6 8BU

Plan Ref 06/00464/FUL **Date Received** 13.04.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 16.06.2006

Proposal : Conversion of barn into live/work accommodation to include a farriers workshop

Location : Stanworth Farm Bolton Road Withnell Chorley PR6 8BU

Applicant: Mr And Mrs Smith Stanworth Farm Bolton Road Withnell Chorley PR6 8BU

Plan Ref 06/00466/FUL **Date Received** 13.04.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 08.06.2006

Proposal : Single storey and two storey side extension and replacement garage

Location : Ruslands Spinney Close Whittle-Le-Woods Chorley PR6 7PW
Applicant: Mr A Mason Ruslands Spinney Close Whittle-Le-Woods Chorley PR6 7PW

Plan Ref 06/00471/TPO **Date Received** 13.04.2006 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 27.06.2006

Proposal : Pruning and thinning of Oak Tree covered by TPO 11 (Euxton) 1987,
Location : Land To West Of 9 Dunrobin Drive Euxton
Applicant: Mrs S A Emmanuel 9 Dunrobin Drive Euxton Lancashire PR7 6NE

Plan Ref 06/00472/FUL **Date Received** 13.04.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 16.06.2006

Proposal : Erection of rear conservatory and detached garage,
Location : 27 Scawfell Road Chorley PR7 2JP
Applicant: Mrs Day 27 Scawfell Road Chorley PR7 2JP

Plan Ref 06/00467/FUL **Date Received** 18.04.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 30.06.2006

Proposal : Creation of a dormer window to the front
Location : 45 Queens Road Chorley PR7 1LA
Applicant: Mr & Mrs Waddington 45 Queens Road Chorley PR7 1LA

Plan Ref 06/00476/FUL **Date Received** 18.04.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 13.06.2006

Proposal : Single storey front extension and single storey rear extension.
Location : 41 Snipewood Eccleston Chorley PR7 5RQ
Applicant: Mr And Mrs Headley 41 Snipewood Eccleston Chorley PR7 5RQ

Plan Ref 06/00477/FUL **Date Received** 18.04.2006 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 12.06.2006

Proposal : Erection of single storey front porch extension,
Location : Rayner House Tincklers Lane Eccleston Lancashire PR7 5QY
Applicant: Mr & Mrs Wilding Rayner House Tincklers Lane Eccleston Lancashire PR7 5QY

Plan Ref 06/00478/FUL **Date Received** 18.04.2006 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 04.07.2006

Proposal : Formation of rear dormer,
Location : 17 The Fields Eccleston Chorley PR7 5SD
Applicant: Mr & Mrs Singleton 17 The Fields Eccleston Chorley PR7 5SD

Plan Ref 06/00479/FUL **Date Received** 18.04.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 05.07.2006

Proposal : First floor side extension.
Location : 17 Ashfield Road Anderton Chorley PR6 9PN
Applicant: Mr And Mrs C Stanley 17 Ashfield Road Anderton Chorley PR6 9PN

Plan Ref 06/00482/FUL **Date Received** 18.04.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 06.06.2006

Proposal : First floor side extension, a two storey rear extension and a conservatory to the rear
Location : 50 Thirlmere Close Adlington Chorley PR6 9QD
Applicant: Mr And Mrs Smith 50 Thirlmere Close Adlington Chorley PR6 9QD

Plan Ref 06/00488/FUL **Date Received** 18.04.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 13.06.2006

Proposal : Demolish detached garage and erect attached double garage
Location : 60 Springs Road Chorley PR6 7AN
Applicant: Mr & Mrs Eccles 60 Springs Road Chorley PR6 7AN

Plan Ref 06/00481/FUL **Date Received** 19.04.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 13.06.2006

Proposal : Detached garage.
Location : 111 Towngate Eccleston Chorley PR7 5QS
Applicant: Mr And Mrs A Eccles 111 Towngate Eccleston Chorley PR7 5QS

Plan Ref 06/00486/FUL **Date Received** 19.04.2006 **Decision** Refuse Full Planning Permission

Ward: Chorley North East **Date Decided** 27.06.2006

Proposal : 6Erection of single storey rear and first floor side extension,
Location : 2 Linden Grove Chorley PR6 7BN
Applicant: Mr & Mrs Loynes 2 Linden Grove Chorley PR6 7BN

Plan Ref 06/00485/FUL **Date Received** 20.04.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 27.06.2006

Proposal : Rear extension.
Location : 8 Kingsmead Chorley PR7 3JY
Applicant: Mr And Mrs Williams 8 Kingsmead Chorley PR7 3JY

Plan Ref 06/00487/FUL **Date Received** 20.04.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 12.06.2006

Proposal : Erection of single storey rear extension,
Location : 1 Howard Road Chorley PR7 3NJ
Applicant: Mr A Beesley 1 Howard Road Chorley PR7 3NJ

Plan Ref 06/00489/FUL **Date Received** 20.04.2006 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 14.06.2006

Proposal : Erection of single storey rear extension,
Location : 1A Plymouth Grove Chorley PR6 0SY
Applicant: Mr C Turner 1A Plymouth Grove Chorley PR6 0SY

Plan Ref 06/00492/TPO **Date Received** 20.04.2006 **Decision** Refuse for Tree Works

Ward: **Date Decided** 27.06.2006

Proposal : Removal of tree from garden Covered by TPO5 (Adlington) 1984
Location : Highfield 87 Railway Road Adlington Chorley PR6 9QZ
Applicant: Alison Jones And Darren Flatley Highfield 87 Railway Road Adlington Chorley

Plan Ref 06/00511/FUL **Date Received** 20.04.2006 **Decision** Permit Full
Planning
Permission

Ward: Chorley North **Date Decided** 30.06.2006
East

Proposal : Formation of new dormer to front elevation,
Location : 19 Maple Grove Chorley PR6 7BD
Applicant: R Browne 19 Maple Grove Chorley PR6 7BD

Plan Ref 06/00461/FUL **Date Received** 21.04.2006 **Decision** Permit Full
Planning
Permission

Ward: Adlington & **Date Decided** 15.06.2006
Anderton

Proposal : Single storey rear extension and a porch to the front
Location : 17 Carrington Road Adlington Chorley PR7 4RN
Applicant: Mr & Mrs Harrison 17 Carrington Road Adlington Chorley PR7 4RN

Plan Ref 06/00501/FUL **Date Received** 21.04.2006 **Decision** Permit Full
Planning
Permission

Ward: Lostock **Date Decided** 13.06.2006

Proposal : Conservatory to rear
Location : 44 Yarrow Close Croston Leyland PR26 9SJ
Applicant: Neal Whittle 44 Yarrow Close Croston PR26 9SJ

Plan Ref 06/00502/FUL **Date Received** 21.04.2006 **Decision** Permit Full
Planning
Permission

Ward: Chisnall **Date Decided** 13.06.2006

Proposal : Detached double garage.
Location : High Barn Farm Wood Lane Heskin Lancashire PR7 5NU
Applicant: Mr And Mrs Pattison High Barn Farm Wood Lane Chorley PR7 5NU

Plan Ref 06/00512/FUL **Date Received** 21.04.2006 **Decision** Permit Full
Planning
Permission

Ward: Chorley East **Date Decided** 06.07.2006

Proposal : Erection of single storey and two storey side extension,
Location : 40 Athol Grove Chorley PR6 0LL
Applicant: M & B Loughlin 40 Athol Grove Chorley PR6 0LL

Plan Ref 06/00517/FUL **Date Received** 21.04.2006 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 04.07.2006

Proposal : Two-storey side and rear extensions,
Location : 476 Blackburn Road Wheelton Lancashire PR6 8JA
Applicant: Mr And Mrs M Rigby, 476 Blackburn Road, Wheelton, Chorley, Lancashire PR6 8JA

Plan Ref 06/00495/FUL **Date Received** 24.04.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 27.06.2006

Proposal : Erection of detached garage,
Location : 201 The Green Eccleston Lancashire PR7 5SX
Applicant: Mr & Mrs Pears 201 The Green Eccleston Lancashire PR7 5SX

Plan Ref 06/00513/FUL **Date Received** 24.04.2006 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 06.07.2006

Proposal : Erection of two storey side extension,
Location : 7 Snowdrop Close Clayton-Le-Woods Leyland PR25 5TG
Applicant: Mr & Mrs D Langstreth 7 Snowdrop Close Clayton-Le-Woods Leyland PR25 5TG

Plan Ref 06/00483/FUL **Date Received** 25.04.2006 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 04.07.2006

Proposal : First floor side extension
Location : 33 South Road Bretherton Leyland PR26 9AB
Applicant: Mr E Johnson The Haven 33 South Road Bretherton Lancashire PR26 9AB

Plan Ref 06/00497/FUL **Date Received** 25.04.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 14.06.2006

Proposal : Erection of rear conservatory,
Location : 44 Kellet Avenue Clayton-Le-Woods Leyland PR25 5TE
Applicant: Mr & Mrs Butterworth 44 Kellet Avenue Clayton-Le-Woods Leyland PR25 5TE

Plan Ref 06/00515/FUL **Date Received** 25.04.2006 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 06.07.2006

Proposal : Replacement entrance gate posts, walls and lighting,
Location : Pines Hotel Preston Road Clayton-Le-Woods Chorley PR6 7ED
Applicant: Mrs B Duffin Pines Hotel Preston Road Clayton-Le-Woods Chorley PR6 7ED

Plan Ref 06/00516/FUL **Date Received** 25.04.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 26.06.2006

Proposal : Erection of replacement dwelling,
Location : Eagles Nest Mill House Lane Brindle Chorley PR6 8NS
Applicant: Mr & Mrs Blackledge 342 Brindle Road Bamber Bridge Preston PR5 6YN

Plan Ref 06/00498/FUL **Date Received** 26.04.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 16.06.2006

Proposal : Erection of two storey side extension,
Location : 45 Woodlands Meadow Chorley PR7 3QH
Applicant: Mr K Winroe 45 Woodlands Meadow Chorley PR7 3QH

Plan Ref 06/00503/FUL **Date Received** 28.04.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 16.06.2006

Proposal : Two storey side extension
Location : 4 Lord Street Whittle-Le-Woods Chorley Lancashire PR6 7NF
Applicant: Miss J Spicer 4 Lord Street Whittle-le-Woods Chorley PR6 7NF

Plan Ref 06/00504/FUL **Date Received** 28.04.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 29.06.2006

Proposal : Conversion of roof space above garage to create bedroom,
Location : 3 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP

Applicant: Mr J Grady 3 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP

Plan Ref 06/00505/CTY **Date Received** 28.04.2006 **Decision** No objection to LCC Reg 3/4 Application

Ward: Brindle And Hoghton **Date Decided** 19.06.2006

Proposal : Variation of condition 2 of permission 09/02/0792 to amend the levels of the landfill site.

Location : Withnell Landfill Site Bolton Road Withnell PR6 8BP

Applicant: Biffa Waste Services Ltd C/O 7 Trent Water Ltd Park Lane Mlnworth Sutton Coldfield B76 9BL

Plan Ref 06/00527/FUL **Date Received** 28.04.2006 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 23.06.2006

Proposal : Demolish existing single garage and erect double garage and single storey rear extension to dwelling

Location : Little Orchard Runshaw Lane Euxton Chorley PR7 6HB

Applicant: Mr & Mrs Howarth Sherdley House, Stanifield Lane, Lostock Hall

Plan Ref 06/00528/TCON **Date Received** 28.04.2006 **Decision** No objection to Tree Works

Ward: Wheelton And Withnell **Date Decided** 07.06.2006

Proposal : Removal and replacement of several trees within the confines of the grounds

Location : Withnell Fold Hall Withnell Fold Withnell Chorley PR6 8AZ

Applicant: G R Blackledge Withnell Fold Hall Withnell Fold Withnell Chorley PR6 8AZ

Plan Ref 06/00521/HDG **Date Received** 02.05.2006 **Decision** Refuse Hedgerow Refusal Notice

Ward: **Date Decided** 14.06.2006

Proposal : Removal of hedgerow in order to carry out essential maintenance works to the Thirlmere Aqueduct,

Location : Land 50m East Of 21 Dorking Road Chorley

Applicant: David Watson Planning & Valuation Manager United Utilities Lingley Mere Business Park Great Sankey Warrington Wa5 3LP

Plan Ref 06/00529/FUL **Date Received** 02.05.2006 **Decision** Refuse Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 26.06.2006

Proposal : Single storey extension to the front, conversion of garage to a cloak room and a chimney stack

Location : Meadowcroft Springfield Mews Whitebeam Close Heath Charnock Lancashire

Applicant: Mr P R Sharples Meadowcroft Springfield Mews Whitebeam Close Heath Charnock

Plan Ref 06/00537/FUL **Date Received** 03.05.2006 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 27.06.2006

Proposal : Formation of rear dormer,

Location : 6 Moor Hey Cottages South Road Bretherton Leyland PR26 9AE

Applicant: Miss Galagher & Mr Allison 6 Moor Hey Cottages South Road Bretherton Leyland

Plan Ref 06/00557/FUL **Date Received** 04.05.2006 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 20.06.2006

Proposal : Conservatory to the rear

Location : 34 Milestone Meadow Euxton Chorley PR7 6FD

Applicant: Mr And Mrs McKeever 34 Milestone Meadow Euxton Chorley PR7 6FD

Plan Ref 06/00538/LBC **Date Received** 05.05.2006 **Decision** Grant Listed Building Consent

Ward: Lostock **Date Decided** 12.06.2006

Proposal : Listed Building Consent for various internal alterations and demolition of rear timber porch,

Location : Gradwells Farm Southport Road Ulnes Walton Leyland PR26 9HB

Applicant: Mr & Mrs Aujila Gradwells Farm Southport Road Ulnes Walton Leyland PR26 9HB

Plan Ref 06/00542/FUL **Date Received** 05.05.2006 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 27.06.2006

Proposal : Demolish existing outbuildings and construct two storey side extension and other alterations to dwelling. Triple detached garage. Erection of fence and gates along front boundary.

Location : Woodlands Preston Road Charnock Richard Lancashire PR7 5LH

Applicant: Mrs E Iddon Woodlands Preston Road Charnock Richard Lancashire PR7 5LH

Plan Ref 06/00560/FUL **Date Received** 05.05.2006 **Decision** Permit Full
Planning
Permission

Ward: Pennine **Date Decided** 30.06.2006

Proposal : Demolish existing side porch and rear extension, build two storey side extension and rear dormer

Location : 24 Spring Crescent Whittle-Le-Woods Chorley PR6 8AD

Applicant: Mr & Mrs A Bird 24 Spring Crescent Whittle-Le-Woods Chorley PR6 8AD

Plan Ref 06/00526/FUL **Date Received** 08.05.2006 **Decision** Permit Full
Planning
Permission

Ward: Chorley East **Date Decided** 05.07.2006

Proposal : Demolition of existing redundant buildings and erection of 9no light industrial units

Location : Phoenix Works Steeley Lane Chorley PR6 0RJ

Applicant: Mr Peter Campbell Rex Campbell (Engineers) Ltd Phoenix Works Steeley Lane

Plan Ref 06/00533/FUL **Date Received** 08.05.2006 **Decision** Refuse Full
Planning
Permission

Ward: Chorley South
East **Date Decided** 27.06.2006

Proposal : Erection of single storey side extension,

Location : 68 Ashby Street Chorley PR7 3EB

Applicant: Mrs S Platt 68 Ashby Street Chorley PR7 3EB

Plan Ref 06/00541/FUL **Date Received** 08.05.2006 **Decision** Permit Full
Planning
Permission

Ward: Adlington &
Anderton **Date Decided** 27.06.2006

Proposal : Erection of single storey rear extension and formation of pitched roof over part of existing extension,

Location : 9 St Pauls Close Adlington Chorley PR6 9RS

Applicant: Mr & Mrs Trezise 9 St Pauls Close Adlington Chorley PR6 9RS

Plan Ref 06/00543/FUL **Date Received** 08.05.2006 **Decision** Permit Full
Planning
Permission

Ward: Clayton-le-Woods
And Whittle-le-
Woods **Date Decided** 26.06.2006

Proposal : Erection of first floor front extension,

Location : 109A Preston Road Whittle-Le-Woods Chorley PR6 7PJ

Applicant: Mr & Mrs Stead 109A Preston Road Whittle-Le-Woods Chorley PR6 7PJ

Plan Ref 06/00545/FUL **Date Received** 08.05.2006 **Decision** Refuse Full Planning Permission

Ward: Euxton South **Date Decided** 04.07.2006

Proposal : Erection of two storey side extension,
Location : 24 Highways Avenue Euxton Chorley PR7 6PA
Applicant: Mr Hamilton 24 Highways Avenue Euxton Chorley PR7 6PA

Plan Ref 06/00564/FUL **Date Received** 08.05.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 30.06.2006

Proposal : Conservatory to the rear
Location : The Bungalow 12 Bannister Lane Eccleston Chorley PR7 5PG
Applicant: Mr & Mrs Moon The Bungalow 12 Bannister Lane Eccleston Chorley PR7 5PG

Plan Ref 06/00548/FUL **Date Received** 10.05.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 05.07.2006

Proposal : Single storey side and rear extension.
Location : 59 Mill Lane Coppull Chorley Lancashire PR7 5AW
Applicant: Jennifer Hughes 2 Manse Avenue Wrightington Nr Wigan WN6 9RP

Plan Ref 06/00559/FUL **Date Received** 10.05.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 27.06.2006

Proposal : Erection of rear conservatory,
Location : Dilaram Burgh Lane Chorley PR7 3NT
Applicant: Mr & Mrs Mark Dilaram Burgh Lane Chorley PR7 3NT

Plan Ref 06/00561/FUL **Date Received** 10.05.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 27.06.2006

Proposal : Erection of single storey side extension,
Location : 14 Hill View Drive Coppull Chorley PR7 5DG
Applicant: Mr & Mrs Dawson 14 Hill View Drive Coppull Chorley PR7 5DG

Plan Ref 06/00551/FUL **Date Received** 11.05.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 06.07.2006

Proposal : Proposed conservatory to side elevation.
Location : 4 Southgates Charnock Richard Chorley PR7 5EU

Applicant: Mr And Mrs J Dickinson 4 Southgates Charnock Richard Chorley PR7 5EU

Plan Ref 06/00567/FUL **Date Received** 11.05.2006 **Decision** Permit Full
Planning
Permission

Ward: Coppull **Date Decided** 27.06.2006

Proposal : Erection of two storey side extension,
Location : 57 Hurst Brook Coppull Chorley PR7 4QX
Applicant: Mr M Hartley 57 Hurst Brook Coppull Chorley PR7 4QX

Plan Ref 06/00552/FUL **Date Received** 12.05.2006 **Decision** Permit Full
Planning
Permission

Ward: Wheelton And
Withnell **Date Decided** 07.07.2006

Proposal : 4 No extensions to separate sections of the school and alterations to the car park
Location : Brinscall St Johns C Of E _ Methodist Primary School School Lane Brinscall
Lancashire PR6 8PT
Applicant: Miss A Cupit Brinscall St Johns C Of E _ Methodist Primary School School Lane
Brinscall Lancashire PR6 8PT

Plan Ref 06/00576/FUL **Date Received** 12.05.2006 **Decision** Permit Full
Planning
Permission

Ward: Pennine **Date Decided** 06.07.2006

Proposal : Single storey extension to rear and two storey extension to side/rear
Location : Lowe Fold Farm Coppice Lane Heapey Lancashire PR6 9DD
Applicant: Mr & M Howard Lowe Fold Farm Coppice Lane Heapey Lancashire PR6 9DD

Plan Ref 06/00579/FUL **Date Received** 15.05.2006 **Decision** Permit Full
Planning
Permission

Ward: Chorley South
West **Date Decided** 04.07.2006

Proposal : Erection of rear conservatory (part retrospective),
Location : 2 Lodge Wood Close Chorley PR7 2FL
Applicant: Mr & Mrs Bournhill 2 Lodge Wood Close Chorley PR7 2FL

Plan Ref 06/00581/NLA **Date Received** 15.05.2006 **Decision** No objection
to NLA
consultation

Ward: **Date Decided** 13.06.2006

Proposal : Erection of 4 dwellings together with associated works.
Location : Vale Works Star Lane Horwich Neighbouring Authority Anytown

Applicant: Barratt Manchester Worrell House 683 Chester Road Manchester M16 0SQ

Plan Ref 06/00592/TPO **Date Received** 15.05.2006 **Decision** Refuse for Tree Works

Ward: Clayton-le-Woods North **Date Decided** 06.07.2006

Proposal : The felling of Scots Pine covered by TPO6 (Chorley) 1982

Location : Pine Lodge 572 Preston Road Clayton-Le-Woods Chorley PR6 7EB

Applicant: D Harding Pine Lodge 572 Preston Road Clayton-Le-Woods Chorley PR6 7EB

Plan Ref 06/00594/FUL **Date Received** 15.05.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 07.07.2006

Proposal : Two dormers to the rear

Location : 174 Blackburn Road Chorley Lancashire PR6 8TP

Applicant: Mr & Mrs Greenland 174 Blackburn Road Chorley Lancashire PR6 8TP

Plan Ref 06/00577/FUL **Date Received** 17.05.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 12.06.2006

Proposal : Erection of offices and store

Location : Land North Of 20 Union Street Whittle-Le-Woods Lancashire

Applicant: Mr G Thompson/ Mr F Wood 14 Derek Road Whittle-le-Woods PR6 7LZ

Plan Ref 06/00593/FUL **Date Received** 18.05.2006 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 07.07.2006

Proposal : Erection of first floor side extension,

Location : 3 Mercer Court Heath Charnock Lancashire PR7 4EE

Applicant: Mr E Joynt 3 Mercer Court Heath Charnock Lancashire PR7 4EE

Plan Ref 06/00596/REM **Date Received** 18.05.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 07.07.2006

Proposal : Erection of 1 dwelling with associated car parking (within Chorley Borough), part of a larger development of 103 dwellings (the rest of which is within South Ribble Borough)

Location : Land 40m West Of 8 Buchanan Court Buckshaw Village Lancashire

Applicant: Barratt Homes Ltd Manchester Divison Worrall House 683 Chester Road
Manchester M16 0QS

Plan Ref 06/00635/FUL **Date Received** 30.05.2006 **Decision** Permit Full
Planning
Permission

Ward: Chorley North **Date Decided** 04.07.2006
West

Proposal : Demolition of existing single storey rear extension and erection of single storey sun
lounge to rear,

Location : 14 Windsor Road Chorley Lancashire PR7 1LN

Applicant: Mr & Mrs Lavin 14 Windsor Road Chorley Lancashire PR7 1LN

Plan Ref 06/00639/NLA **Date Received** 01.06.2006 **Decision** Object to
NLA
consultatio
n

Ward: **Date Decided** 22.06.2006

Proposal : Erection of 102 No. 2 storey dwellings and 3/4 storey apartment blocks together
with associated roads and sewers (Reserved Matters),

Location : Land 150 West Of Central Avenue Neighbouring Local Authority Anytown

Applicant: Barratt Homes Ltd Worrall House 683 Chester Road Manchester M16 0QS

Plan Ref 06/00691/CTY **Date Received** 16.06.2006 **Decision** No
objection to
LCC Reg
3/4
Application

Ward: Clayton-le-Woods **Date Decided** 06.07.2006
West And
Cuerden

Proposal : Provision of foundation stage soft play area to be sited at the front of school,

Location : Lancaster Lane County Primary School Hunters Road Clayton-Le-Woods Leyland
PR25 5TT

Applicant: Lancashire County Council Property Group South Area Civic Centre West Paddock
Leyland

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	25.7.2006

ENFORCEMENT ITEM

USE OF LAND FOR THE PARKING, STORAGE AND MAINTENANCE OF CONTRACTORS VEHICLES PLANT AND EQUIPMENT,ERECTION OF A BUILDING AND SITING OF A CONTAINER,LAND REAR OF 1-5 POMPIAN BROW BRETHERTON

PURPOSE OF REPORT

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

CORPORATE PRIORITIES

2. This report raises no issues of corporate priorities.

RISK ISSUES

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

BACKGROUND

4. This report relates to an area of land lying to the rear of the residential properties on Pompian Brow. The land was formally occupied by a farmhouse and outbuildings, which were demolished over 25 years ago leaving an orchard originally associated with the farmhouse. The site is currently being used to park vehicles and store contractors plant and other equipment when not in use. In addition a container has been sited on the land together with the erection of storage buildings that are used for storing equipment. The occupier also keeps hens and geese on the land.

Complaints have been received from local residents concerning the use of the site and noise disturbance from comings and goings and activity on the site. In addition burning of material has taken place on the site resulting in an abatement notice being served by Enviromental Services.

POLICY

5. The land is designated as Green Belt in the Adopted Chorley Borough Local Plan Review.

Within the Green Belt as defined by policy DC1 of the Local Plan, planning permission will not be granted except in very special circumstances, for development other than agriculture, forestry, outdoor sport and recreation and other uses that preserve the openness of the Green Belt.



6. The site is also within the Bretherton Conservation Area where policy HT7 of the Local Plan Review seeks to ensure that all new development within or affecting the setting of a Conservation Area will preserve or enhance the character or appearance of the area.

ASSESSMENT

7. The main issues are whether the development is appropriate within and harmful to the character and appearance of the Green Belt and Conservation Area and whether the amenities of local residents are adversely affected. The use of land for the parking/storage of motor vehicles is not one of those activities referred to in National or Local Planning Policy as appropriate in the Green Belt. Neither am I aware of any special circumstances sufficient to overcome the strict policy presumption against inappropriate such as this in the Green Belt. Whilst the site is screened to an extent by vegetation the site is open to views from surrounding residential properties who have to look onto this collection of equipment and other storage which together with noise generated from activities carried out on the land are detrimental to the amenities of residents living near to the site and detracts from the character and appearance of the Greenbelt and Conservation area

COMMENTS OF THE DIRECTOR OF FINANCE

8. No comments.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

9. No comments.

RECOMMENDATION

10. That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control - without planning permission the change of use of the land from agriculture to a mixed use of the land for agriculture and the parking, storage and maintenance of contractors vehicles plant and equipment and the siting of a vehicle container body.

Requirements of the Enforcement Notice

Cease the use of the land for the parking, storage and maintenance of contractors vehicles plant and equipment and the siting of a vehicle container body, and remove all vehicles, plant, equipment and container body from the land.

Period for Compliance

3 months

Reason

The land is within the Green Belt as defined by the Adopted Chorley Borough Local Review. The development is not an appropriate use within the Green Belt and is contrary to Policy DC1 of the Local Plan and Planning Policy Guidance Note 2 Green Belts, being inappropriate development and harmful to the character and appearance of the Green Belt. There are no special circumstances to justify an exception to the presumption against inappropriate development in the Green Belt.

The use of the site is detrimental to the amenities of local residents by virtue of noise, disturbance and visual intrusion, which detracts from the character and appearance of the Conservation Area.

RECOMMENDATION

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

Requirements of the Enforcement Notice

Demolish the building and remove the materials from the land.

Period for Compliance

3 months

Reason

The land is within the Green Belt as defined by the Adopted Chorley Borough Local Review. The development is not an appropriate use within the Green Belt and is contrary to Policy DC1 of the Local Plan and Planning Policy Guidance Note 2 Green Belts, being inappropriate development and harmful to the character and appearance of the Green Belt. There are no special circumstances to justify an exception to the presumption against inappropriate development in the Green Belt.

The use of the site is detrimental to the amenities of local residents by virtue of noise, disturbance and visual intrusion, which detracts from the character and appearance of the Conservation Area.

JANE MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

Report Author

Peter Willacy

Ext

5226

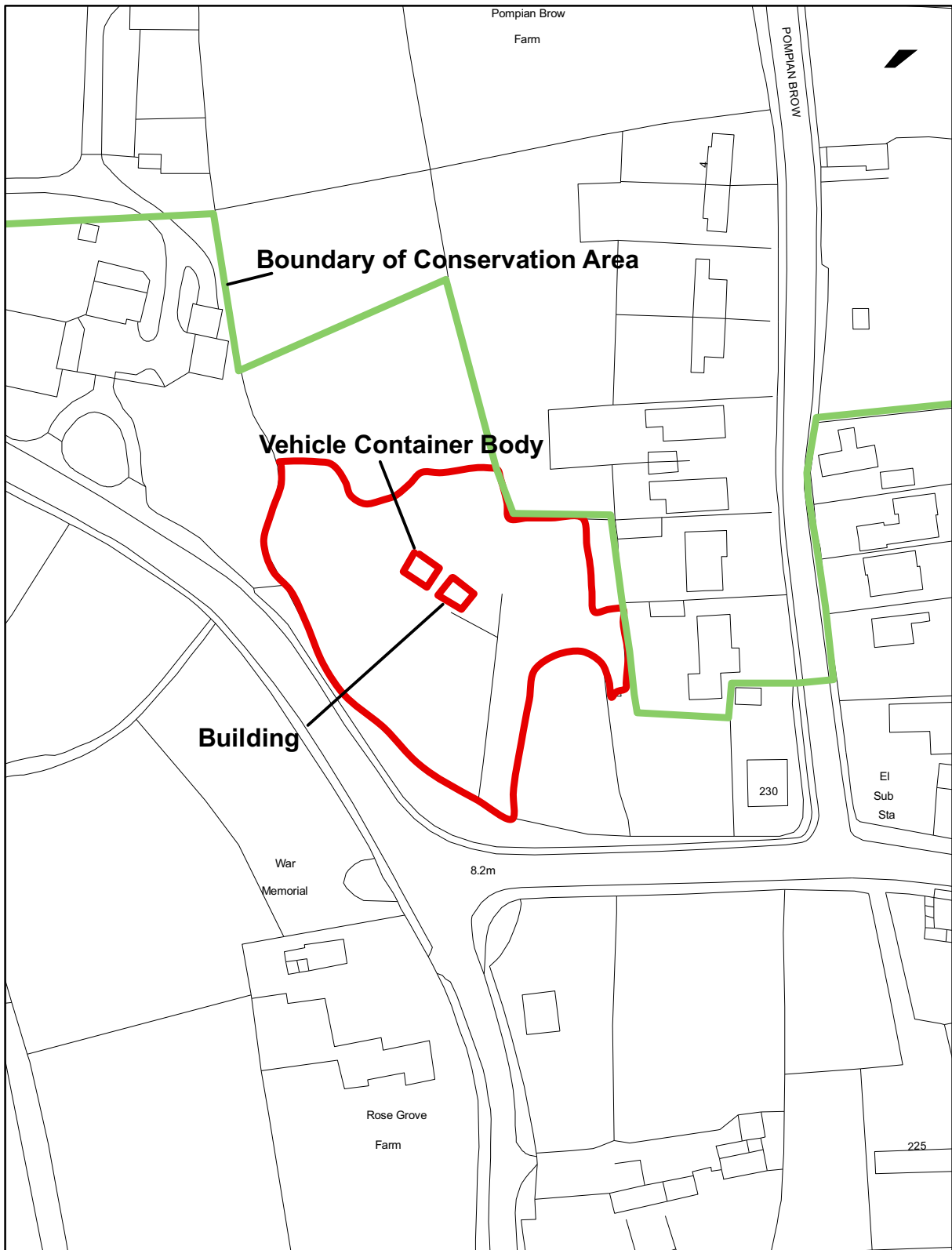
Date

10 July 2006

Doc ID**Background Papers**

None

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

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Enforcement Item:
Land rear of 1 to 5 Pompiian Brow
Bretherton

SCALE
1:1,250

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