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**Chief Executive's Office**

Please ask for: Mrs D Scambler  
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Date: 13 April 2006

**Chorley**  
Borough Council

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**Chief Executive:** Donna Hall

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Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 25TH APRIL 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 April 2006 at 6.30 pm.

**Would all Members please note that the Planning Training will not be taking place before the Committee Meeting so there will be no buffet refreshments available.**

**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 - 10)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 27 March 2006.

**4. Planning Appeals and Decisions - Notification (Pages 11 - 12)**

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

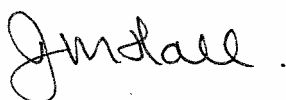
**5. Planning Applications Awaiting Decision**

- (a) A.1: 06/00118/REMAJ - Parcel H4 Off Euxton Lane, Euxton Lane, Euxton (Pages 13 - 20)

Continued....

- (b) A.2: 06/00162/FULMAJ - Land Opposite Stanley Wives Farm, Withington Lane, Heskin (Pages 21 - 38)
  - (c) B.1: 06/00081/FUL - Clayton Hall Stable, Spring Meadow, Clayton-Le-Woods (Pages 39 - 44)
  - (d) B.2: 06/00099/FUL - Church Of The Blessed Virgin Mary, Towngate, Eccleston (Pages 45 - 58)
  - (e) B.3: 06/00167/FUL - Drinkwater Farm, Pike Lowe, Brinscall (Pages 59 - 70)
  - (f) B.4: 06/00210/COU - Nevins Ltd, 2 Lawrence Lane, Eccleston (Pages 71 - 76)
  - (g) B.5: 06/00218/COU - Roselyn, Wigan Road, Clayton-Le-Woods (Pages 77 - 86)
  - (h) B.6: 06/00252/FUL - Rema Tip Top Uk Ltd, Mill Lane, Coppull, Chorley (Pages 87 - 96)
  - (i) B.7: 06/00271/FUL - Coppull United Playing Field, Springfield Road, Coppull (Pages 97 - 104)
  - (j) B.8: 06/00333/FUL - Towngate Works, Dark Lane, Mawdesley, Ormskirk (Pages 105 - 110)
6. **A List of Planning Applications Determined by the Chief Officer Under Delegated Powers Between 22 March 2006 and 13 April 2006** (Pages 111 - 132)
7. **A Report of the Director of Development and Regeneration on selected cases determined following consultation with the Chair and Vice-Chairman of the Committee** (Pages 133 - 134)
- (a) D.1: 06/00037/COU (Pages 135 - 140)
  - (b) D.2: 06/00177/CTY (Pages 141 - 146)
  - (c) D3: 06/00274/AD (Pages 147 - 152)
  - (d) D4: 06/00359/TEL (Pages 153 - 158)
8. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Chief Executive

Encs

## **Distribution**

1. Agenda and reports to all members of the Development Control Committee, (Councillor A Lowe (Chair), Councillor R Parr (Vice-Chair) and Councillors K Ball, T Bedford, E Bell, A Birchall, T Brown, Brownlee, H Caunce, F Culshaw, M Davies, D Dickinson, D Edgerley, D Gee, T Gray, H Heaton, Miss I Iddon, R Lees, Miss J Molyneaux, P Malpas, G Morgan, G Russell, S Smith, Mrs J Snape, C Snow and A Whittaker) for attendance.
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Claire Hallwood (Deputy Director of Legal Services), Brown (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****Monday, 27 March 2006**

**Present:** Councillor A Lowe (Chair), Councillor R Parr (Vice-Chair), Councillors K Ball, T Bedford, E Bell, F Culshaw, M Davies, D Dickinson, D Gee, H Heaton, Miss I Iddon, R Lees, Miss J Molyneux, P Malpas, G Russell, Mrs J Snape and C Snow

**Officers:** Jane Meek (Head of Development and Regeneration), Rosaleen Brown (Temp. Solicitor), Wendy Gudger (Development Control Manager), Dianne Scambler (Trainee Democratic Services Officer), Mary Clemence (Economic Regeneration and Conservation Officer) and Cookson (Planning Assistant)

**06.DC.29 APOLOGIES FOR ABSENCE**

Apologies for absence were received by Councillors Birchall, Brown, Brownlee, Edgerley, T Gray, Morgan, S Smith and Whittaker.

**06.DC.30 WELCOME TO OFFICERS**

The Head of Development Regeneration introduced Lyndsey Cookson, Planning Assistant and Mary Clemence, Economic Regeneration and Conservation Manager who were attending their first meeting of the Committee.

**06.DC.31 EX-COUNCILLOR R LIVESEY**

The Chair requested that a letter be sent to Ex-Councillor R Livesey on behalf of this Committee, thanking him for his past contribution to the work of the Committee.

**06.DC.32 DECLARATIONS OF ANY INTERESTS**

No declarations of interests were received.

**06.DC.33 MINUTES OF MEETING MONDAY, 6TH MARCH 2006 OF DEVELOPMENT CONTROL COMMITTEE**

**RESOLVED – That the minutes of the meeting of the Development Control Committee held on 6 March 2006 be confirmed as a correct record and signed by the Chair.**

**06.DC.34 PLANNING APPEALS AND DECISIONS - NOTIFICATION**

The Committee received a report of the Head of the Development and Regeneration giving notification of the lodging of four appeals against the refusal of planning permission and one appeal that had been dismissed.

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

**06.DC.35 PLANNING APPLICATIONS AWAITING DECISION**

**(a) A1: 06/00034/REMMAJ - Land Off Keepers Wood Way, Chorley, Lancashire**

Application No:06/00034/REMMAJ

Proposal: Erection of 43 No house and apartments with associated works.

Location: Land of Keepers Wood Way, Chorley, Lancashire

Decision:

It was proposed, seconded and subsequently **RESOLVED** to approve the reserved matters subject to the following conditions:**1. This consent relates to the following plans:**

<b>Plan Ref:</b>	<b>Received On.</b>	<b>Title:</b>
340/O(PM)S01	10/01/2006	Ordnance (Pro Map) Survey
340/PL01 REVB	10/03/2006	Planning and Landscape Layout
340/TLS01	10/01/2006	Topographical Land Survey
2278/DET/02	10/01/2006	Brick Piers
GF1	10/01/2006	Standard Feather Edged Fence
2361/FA3/01	10/01/2006	Plans and Elevations
GF2	10/01/2006	Low Feather Edged Fence
2205/PAL4/002A	10/01/2006	Floor Layouts & Section
2205/PAL4/001	10/01/2006	Ground Floor Setting
2205/PAG/01	10/01/2006	Plans & Elevations
2205/ESC/01	10/01/2006	Plans & Elevations
2205/BUH/01	10/01/2006	Plans & Elevations
2205/MAI/02 A	10/01/2006	Plans & Elevations
G.1/2. REV A	10/01/2006	Standard Single Garage

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

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

3. Before development commences full details of lighting to the car parking and communal areas shall be submitted to and approved by the Local planning Authority. Such details as approved shall be implemented in full within two months of the construction of the last dwelling unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To improve the safety of residents and in accordance with policy HS4 of the Adopted Chorley Borough Local Plan Review*

4. Notwithstanding previously submitted details before the development hereby approved is commenced full details of bin storage to be provided to the apartment buildings shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented in full prior to the first occupation of any unit within the apartment buildings to which the bin storage facilities relate.

*Reason. To ensure the satisfactory storage of refuse and in accordance with policy HS4 of the Adopted Chorley Borough Local Plan Review.***(b) A2: 06/00133/FULMAJ - Friday Street Depot, Friday Street, Chorley, Lancashire PR6 0AA**

Application No:06/00133/FULMAJ

Proposal: Demolition and clearance of existing warehouse and outbuildings and erection of proposed healthcare facilities development.

Location: Friday Street Depot, Friday Street, Chorley, Lancashire

Decision:

It was proposed by Councillor A Lowe (Chair), seconded by Councillor Heaton and subsequently **RESOLVED to grant planning permission subject to a Section 106 agreement and 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) 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.**

**3. 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.**

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

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

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

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

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

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

9. 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.*



10. 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.*

(c) **B1: 06/00099/FUL - Church Of The Blessed Mary, Towngate, Ecclestone, Lancashire**

Application No:06/00099/FUL

Proposal: Demolition of existing outdoor store/toilets and erection of Sunday School/meeting rooms/kitchen and toilet facilities.

Location: Church of Blessed Virgin Mary, Towngate, Ecclestone

Decision: Deferred

(d) **B2: 06/00147/FUL - Site Of Howard Arms Hotel, Dark Lane, Whittle-Le-Woods, Lancashire PR6 8AE**

Application No:06/00147/FUL

Proposal: Proposed restoration and conversion of WAP building to offices.

Location: Site of Howard Arms Hotel, Dark Lane, Whittle-Le-Woods, Lancashire

Decision:

It was proposed by Councillor Bell, seconded, by Councillor Ball and subsequently **RESOLVED (15:1) 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. Before development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

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

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

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

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.

***Reason: To ensure a visually satisfactory form of development and in accordance with Policy Nos. GN5 and DC1 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) (not with standing any details shown on previously submitted plan (s) and specification) have been submitted to an approved 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 DC1 of the Adopted Chorley Borough Local Plan Review.***

6. The development hereby permitted shall not commence until full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the building (s) (notwithstanding any detail 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 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 DC1 of the Adopted Chorley Borough Local Plan Review.***

7. No development shall take place until a full survey of the structural condition of the elements of the building remaining on site has been submitted to and approved in writing by the Local Planning Authority. This shall also include a programme of works to make good and retain those elements of the building that presently exist on the site. 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 DC1 of the Adopted Chorley Borough Local Plan Review.***

8. No development shall take place until a full record and catalogue of all pieces of stone and built fragment and a schedule of their proposed re-use in the approved building has been submitted to an 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 DC1 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 an 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 DC1 of the Adopted Chorley Borough Local Plan Review.***

10. 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.*

11. 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.*

12. The permission hereby granted shall only enure for the benefit of the occupants of Nos. 1-10 Heys Lodge and the owners of the land and may not be implemented or carried on by any other person, company or organisation.

*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 above specified persons in the manner specified in the application and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.*

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected (except any boundary treatments expressly authorised under the above condition) shall be constructed or erected on the land edged in red on the location plan without express planning permission first being obtained.

*Reason: The permission was granted having regard to the special circumstances advanced in support of the application, in particular the historic and proposed association between the approved building and the adjacent building, now known as Heys Lodge. To allow the enclosure of the building would erode this association and therefore the special circumstances for granting the permission. Additionally, to avoid the unnecessary proliferation of enclosures within and detrimental to the character and appearance of the Green Belt and in accordance with Policy Nos. GN5 and DC1 the Adopted Chorley Borough Local Plan review.*

(e) **B3: 06/00176/FUL - Euxton C Of E Primary School. Wigan Road, Euxton, Lancashire PR7 6JW**

Application No:06/00176/FUL

Proposal: Regulation 3 application to replace existing mild steel boundary railings with 2.0m High Green Ral 6005 blunt top vertical bar railings.

Location: Euxton C of E Primary School, Wigan Road, Euxton, Chorley

Decision:

It was proposed by Councillor D Gee, seconded by Councillor Russell and subsequently **RESOLVED to grant permission for the Regulation 3 Application 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 fence shall only be coloured Green RAL 6005 and shall remain this colour at all times thereafter.

*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.*

#### 06.DC.36 PLANNING APPLICATIONS DETERMINED BY DELEGATED POWERS

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

The Committee received for information, reports by the Head 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 Chairman of the Committee.

Application No:06/00102/FUL

Proposal: Conversion of existing nursing home into six flats.  
Location: 17 Southport Road, Chorley, Lancashire  
Decision: Planning Permission Granted

Application No:06/00114/FUL

Proposal: Extension to existing livestock building  
Location: Rosehill Farm, Dane Hall Lane, Euxton Lancashire  
Decision: Planning Permission Granted

Application No:06/00115/FUL

Proposal: Erection of calf rearing shed  
Location: Rosehill Farm, Dane Hall Lane, Euxton Lancashire  
Decision: Planning Permission Granted

Application No:06/00116/FUL

Proposal: Replacement agricultural livestock/store/workshop building.  
Location: Rosehill Farm, Dane Hall Lane, Euxton  
Decision: Planning Permission Granted.

Application No: 06/00206/CON

Proposal: Conservation area consent to demolish existing bungalow and construct a two storey house with detached double garage and associated works.

Location: Croftlands, 34, Grape Lane, Croston, Lancashire  
Decision: Conservation Area Consent Permitted.

**RESOLVED – That the reports be noted.**

(b) **A List Of Planning Applications Determined By The Chief Officer Under Delegated Powers Between 21 February 2006 - 10 March 2006**

The Head 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 21 February 2006 and 10 March 2006.

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

Chair

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	25.04.2006

## PLANNING APPEALS AND DECISIONS - NOTIFICATION

### PURPOSE OF REPORT

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

### CORPORATE PRIORITIES

2. This report does not affect the corporate priorities

### RISK ISSUES

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

### PLANNING APPEALS LODGED

4. Appeal by Ms K Leigh against the refusal of advertisement consent for the erection of non-illuminated shop sign and projecting sign at first floor, 238 Pall Mall, Chorley (Application No. 05/01150/ADV).
5. Appeal by Mr C Nolan against the refusal of planning permission for the change of use of building from agriculture to a mixed use of agriculture and non-agricultural storage at land east of Brown House Lane, Wheelton (Application No. 05/00719/COU).
6. Appeal by Mr and Mrs Bolton against the refusal of planning permission for a side extension and attached garage to front of property at 31 Cedar Field, Clayton-Le-Woods (Application No. 05/01065/FUL).

### PLANNING APPEALS DISMISSED

7. Appeal by Ancer Homes Limited against the refusal of planning permission for the demolition of existing bungalow and garage/workshop and erection of 10 apartments at Crow Nest Cottage, Tarnbeck Drive, Mawdesley (Application No. 04/00779/FULMAJ).

### RECOMMENDATION(S)

8. That the report be noted.

J E MEEK  
DIRECTOR OF DEVELOPMENT AND REGENERATION

<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
4 Letter from Inspectorate	17.03.2006	05/01150/ADV	Civic Offices, Union St
5 “	17.03.2006	05/00719/COU	“
6 “	06.03.2006	05/01065/FUL	“
7 “	04.04.2006	04/00779/FULMAJ	“

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Louise Taylor	5346	06.04.2006	ADMINREP/REPORT



<b>Item A. 1</b>	<b>06/00118/REMAJ Matters</b>	<b>Approve Reserved</b>
<b>Case Officer</b>	<b>Miss Caron Taylor</b>	
<b>Ward</b>	<b>Clayton-le-Woods And Whittle-le-Woods</b>	
<b>Proposal</b>	<b>Erection of 45 dwellings with a mixture of 2 &amp; 2.5 storey properties with associated garaging, roads and sewer works.</b>	
<b>Location</b>	<b>Parcel H4 Off Euxton Lane Euxton Lane Euxton Lancashire</b>	
<b>Applicant</b>	<b>Redrow Homes (Lancashire) Ltd</b>	
<b>Background</b>	<p>The application is one of a number of reserved matter applications at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council (known as parcel H4).</p>	
<b>Proposals</b>	<p>The current proposal is to erect 45 dwellings with a mixture of 2 and 2½ storey properties with associated garaging, roads and sewer works. The parcel is located to the east of the development that has been implemented to date, adjacent to parcels known as H1 and H2 which had reserved matters approved in August 2005. The proposals will be accessed from the east west link road as well as from the internal road system through other parcels on the site.</p> <p>The layout of the parcel is cul-de-sacs accessed off a wider central avenue with a 1930s theme. This central avenue will have a boundary treatment of railings with hedging behind, with the more open plan cul-de-sacs leading off at right angles. Each property will have private garaging and a driveway. The proposed properties are standard house types, some 2 storey and some 2½ storey by the addition of dormer windows in their roof planes. All are built of traditional brick and tile materials.</p> <p>Along the boundary of the parcel with the link road landscaping is proposed to soften the edge of the development. Properties on this boundary will face the link road to avoid prominent views of the rear of dwellings from the main road. A footpath link is provided between the development and the link road close to where the bus stops will be provided to allow pedestrian access, increasing permeability of the site.</p>	
<b>Planning Policy</b>	<p>GN2: Royal Ordnance Site, Euxton  GN5: Building Design  HS4: Design and Layout of Residential Developments  TR4: Highway Development Control Criteria</p> <p>Joint Replacement Structure Plan 2001-2016: Policy 3 Strategic Locations for Development</p>	

**Planning History** (granted in 1999) 97/509/OUT: Outline application for mixed use development

02/748/OUT: Modification of conditions on outline permission for mixed use development

**Consultations:** **LCC (Planning):** As the application is for reserved matters they do not consider that the application raises matters of strategic significance. It is noted that the proposed development would be of a density below that suggested in PPG3: Housing. You may wish to consider this matter in relation to the broader proposals for the area.

**Chorley Head of Public Space Services (Highways):** State that the drive arrangements are not acceptable. Drives must exit at 90 degrees and not be located on or at junctions (amended plans have been submitted in response to these comments).

**LCC (Highways):**  
Have no objections to the principle of the proposed development in accordance with the conditions of the relevant outline permission.

**Head of Environmental Services:** No objections

**Chorley Community Safety Partnership:** Comment that some plots back onto proposed parking for future phases and ask that substantial boundary treatment should be added to the scheme in this location for privacy and security. They also add that rumble strips at the entrances to the connecting roads would act as traffic calming measures. Regarding the western boundary of the development they suggest the boundary is strengthened to discourage pedestrian access to the main road particularly near the proposed bus stop. These issues are addressed later in the report.

**Third Party Representations** None received

**Assessment** Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. The site is allocated as a contemporary housing area in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Design Code states that contemporary housing areas will be characterised by modern estate development with roads, cul-de-sacs and country lane form of development to appear as more recent village expansion behind traditional streets. It will use standard house types with curtilage parking. It is therefore considered that the proposals accord with Policy GN2.

Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme. The appearance, layout and spacing of new buildings should respect the distinctiveness of the area. As stated previously the proposals are considered to be in line with the Buckshaw Village Design Code and landscaping has been integrated into the scheme in accordance with Policy GN5.

Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. It is considered that the proposals comply with this policy in that the proposals sit comfortably with the adjacent parcels already approved. Amended plans have been received in response to comments from Chorley Highways amending the layout of the garage and driveway arrangements in relation to the road layout. It is now considered to be acceptable in highways terms.

Other amendments have been made to the scheme at the request of the case officer including amendments to boundary lines between properties to overcome interface problems and the changing of house types and reorientation of some properties to increase the distance between plots to reduce overlooking. A footpath link from the parcel to the east west link road has also been added to provide access to the bus stop for pedestrians.

Buckshaw Village is characterised by its dense development and the Council's interface distances between properties have largely been met within the amended layout. In the few instances where the proposals do not meet the interface distance guidelines the dwellings have been orientated to ensure the level of privacy for occupiers is acceptable and the proposals therefore comply with Policy HS4.

Regarding the comments of Chorley Community Safety Partnership, the amendments to the scheme include a buffer planting strip along the boundary with the future development parcel to overcome their concern of privacy and security. Although rumble strips have not been added to the junction with the connecting roads, there are rumble strips at the entrance to the cul-de-sacs. Highways do not require rumble strips in the location suggested. The Community Safety Partnership has also suggested that the boundary with the east west link road be strengthened to discourage pedestrian access to the main road near the bus stops. However, alternative forms of transport other than the car should be encouraged and so a footpath has been provided therefore preventing a long walk from the development to the bus stops. One of the key objectives of the Village Design Guide is to ensure journeys within Buckshaw can be easily undertaken by walking or cycling and to areas beyond by the use of public transport.

Policy TR4 outlines the highway development control criteria. It is considered that the amended layout complies with this policy in terms of access, parking, garaging and access for servicing and emergency vehicles.

**Conclusion** For the reasons above, the application is recommended for approval.

**Recommendation: Approve Reserved Matters Conditions**

1. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the

Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

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

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 (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

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

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

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

4. 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.*

5. 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.*

6. 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.*

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

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

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

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

9. The development hereby permitted shall be carried out in accordance with the submitted plan(s), as amended by those plans received on 22<sup>nd</sup> March 2006.

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

10. 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.*

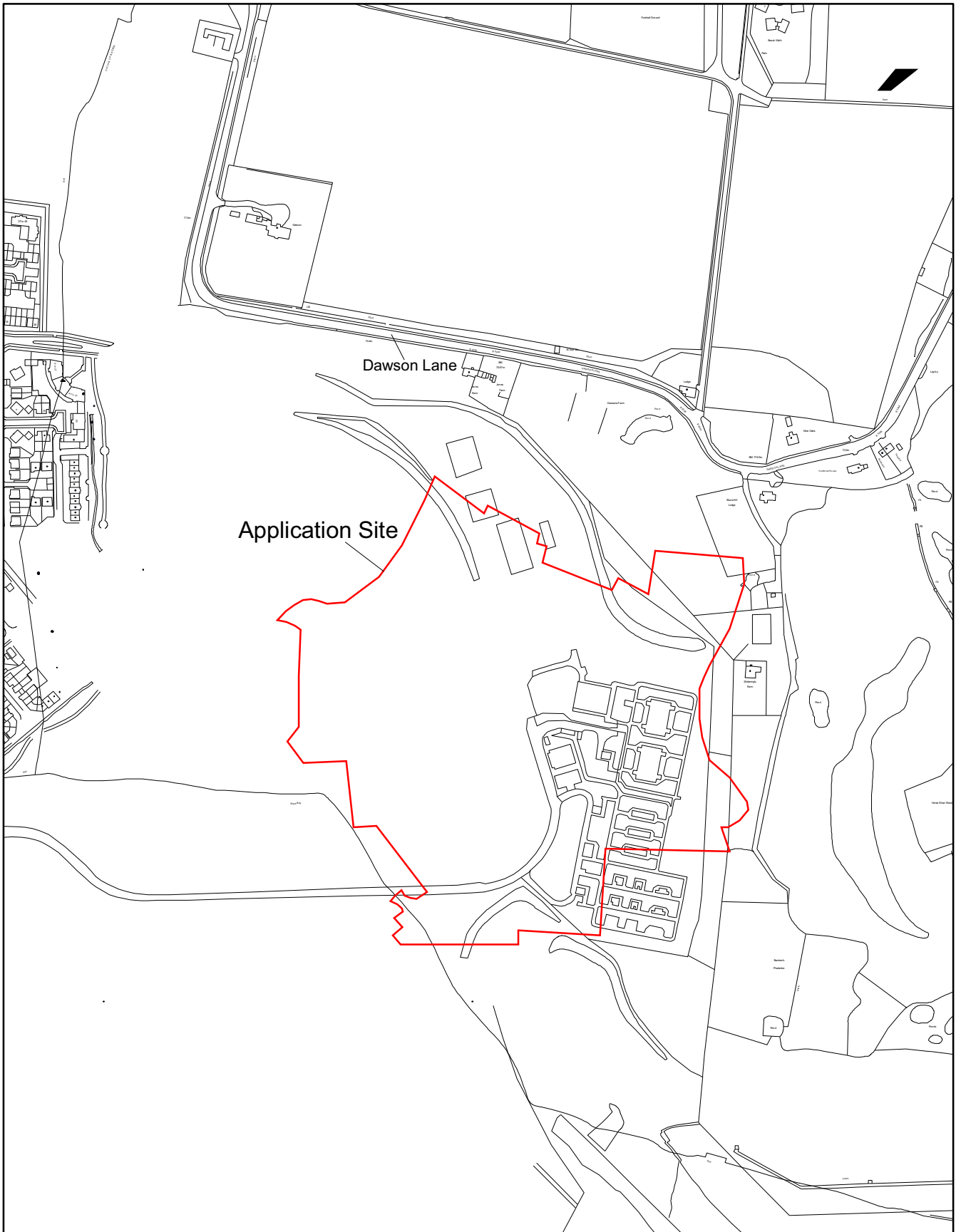
11. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

*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.*

12. The garage hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995. The garages shall not be used for any trade or business purposes.

*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

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

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Application Number:  
**06/00118/REMAJ**

Grid Ref:  
**E: 356986**  
**N: 420457**

Scale:  
**1:5,000**

Agenda Item No.  
**A. 1**

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**Item A. 2                      06/00162/FULMAJ                      Refuse Full Planning Permission**

**Case Officer                      Mr Simon Pemberton**

**Ward**

**Proposal                      Residential development providing 100% affordable housing, comprising of 10 dwellings.**

**Location                      Land Opposite Stanley Wives Farm Withington Lane Heskin Lancashire**

**Applicant                      Ruttle Plant Contracting Ltd**

**Proposal:** This application relates to the Residential development providing 100% affordable housing, comprising of 10 dwellings on land opposite Stanley Wives Farm, Withington Lane, Heskin, for Ruttle Plant Contracting Ltd. The proposals comprise 7 two bedroom terraced units and 3 three bedroom terraced units. All the properties proposed are two storeys.

The site extends to 0.27 hectares of land. The only existing structure on the land is the gable end of an agricultural building, which as, at some point in the past, been propped up in an attempt to secure it. In other respects there has been some tipping on the site together with the fallen remains of the original building. In many other respects the site has been the subject of natural regeneration.

**Planning History:** The site history of the property is as follows:

**Ref:** 00/00574/OUT

**Description:** Outline application for a dwelling.

**Decision:** Withdrawn

**Ref:** 03/01351/OUTMAJ

**Description:** Outline application for residential development

**Decision:** Withdrawn

**Ref:** 05/00850/FULMAJ

**Description:** Residential development providing 100% affordable housing, comprising of 10 dwellings.

**Decision:** Withdrawn

**Policy:** This site lies within the Green Belt as identified in the Chorley Borough Local Plan Review 2003. The policies in the Development Plan relevant to this application are:

Regional Spatial Strategy for the North West: UR9, RU3.

Joint Lancashire Structure Plan (2005): Policy 1, Policy 5, Policy 6, Policy 7, Policy 12.

Chorley Borough Local Plan Review 2003: GN5, GN9, DC1, DC5, DC9, EP3, EP4, EP5, EP9, EP10, EP16, HS4, HS6, and TR4.

In addition the Windfall Housing and Car Parking Supplementary Planning Guidance documents are relevant to the consideration of

the application

**Consultations:**

Heskin Parish Council - The Council does not support the application as submitted. The Council ask the Borough Council to explore other options including "Shared Equity", and to consider the adequacy of off road parking as shown on the plans on this site. The Council also hope that a full environmental survey will be undertaken to establish and protect if necessary any endangered species.

County Env Directorate (Highways) - advises that:

1. Insufficient visibility has been demonstrated
2. The scheme should include a footway on the site frontage to link with the existing footway at the corner of Wood Lane.
3. The plans appear to show a narrowing of Withington lane to 4.2m and this is not acceptable. A minimum Of a 5.5m carriageway should be maintained on the site frontage.
4. That insufficient parking has been incorporated within the development. The parking standard for 2-3 bedroom housing with low accessibility is 2 spaces per dwelling.
5. The lack of appropriate parking space within the site will result in parking and manoeuvring within the highway, and will increase the risk of accidents in connection with the development.

Environmental Services advises that the applicant should undertake a desktop study to identify and assess any possible sources of contamination.

Planning Policy advises that affordable housing is an exception to the Windfall Housing SPG adopted under Local Plan Policy HS6. Given this and being that the site is situated in the Green belt the key Local Plan policy is DC5. The site does adjoin a rural settlement with adequate local facilities, but the consideration is respect of other sites being available in the village needs to be made at the time of the application being determined, i.e. is the current position different to that identified in the Urban Potential Study?

Account needs to be taken as to whether social rented housing is an appropriate way of meeting affordable housing needs in this location. Occupancy controls for people with local connections would need to be in place before any permission could be granted, backed by a S106 agreement if necessary. I have not seen the financial details or any other supporting information from Wyre Housing Association. There would need to be complete satisfaction by the Local Planning Authority that this scheme is economically viable and capable of proper management.

Integral to this is whether it has been shown that there is sufficient evidence expressed from people in genuine need in respect of this particular scheme and / or other indications of such need - sufficient to justify a single phase scheme of 10 units. The survey and waiting list information does appear to support this scale of development, but I understand the expressed need thus far does not. It is only when it can be demonstrated that all the provisions of Policy DC5, as derived from national guidance, are met that the proposals could be considered appropriate in this Green Belt location.

**Representations:** Objections have been received from the following properties: 149, 153, 172 Wood Lane, and 1, 3, 5, 31 Waterworth Farm House, Stanley Wives Farm, and Old Olivers, Withington Lane.

Their objections can be summarised as:

- The site is in Green Belt
- That too many properties are proposed
- That the properties are proposed for rent only
- That it should be built adjacent to The Meadows
- The proposal is of a density and scale that would detract from the rural nature and character of Withington lane.
- The trees and hedges provide a pleasant transition from the village to the surrounding agricultural land and this will be lost.
- That any properties built should only be for residents of Heskin
- That there is already affordable housing in Heskin and there are other settlements in close proximity where there is further affordable accommodation available.
- The overlooking of surrounding properties and
- That there is a lack of employment or secondary schools in the area
- the noise and disturbance created by residents vehicles etc would detract from the peaceful nature of the area.
- That the land, designated Green belt is inappropriate for such high density housing and that adequate facilities can be found elsewhere within the Borough with developments on brownfield land such as Buckshaw.
- There are cheaper properties available in Heskin and the Council has properties available for rent in the village.
- That there are existing highways issues caused by parking for local residents and parents dropping off or collecting their children from the nearby school.
- Any reduction in carriageway width would aggravate existing highway problems.
- That the proposed access is close to a brow which significantly reduces visibility likely to result in vehicles accessing or leaving the site causing a highway danger.
- That the proposal will result in additional parking in the highway as 10 spaces is insufficient bearing in mind the rural location and lack of public transport;
- That a barn owl nest in the gable end of the existing building and various bats which roost there together with other wildlife, including badgers, on the wider land.

In addition to various letters, a statement has been submitted by Clark Planning Consultants Ltd on behalf of some of the local residents. This sets out various arguments against the development some of which reinforce the above points. In addition they raise the following issues:

1. The proposal represents inappropriate development in the Green Belt
2. That there are other more suitable sites which should be brought forward first elsewhere within the rural west and Heskin;
3. That the reliance on the Councils Urban Potential Study is flawed;

4. That other windfall sites should be taken into account including the vacant Toyota garage;
5. That the need is not so significant it would warrant this site being brought forward;
6. That there is no demonstrable commitment to these properties being affordable;

A single letter of support has been received from the resident of 160 Wood Lane, Heskin. However, have reservations about the properties being available solely for rent. They have two children both looking to buy affordable properties in the area.

A letter of support has been submitted by Wyre Housing Association. They advise that they have been working with the applicant and CBC Housing Services to develop a scheme for affordable housing for rent on this site. A bid for £700,000 of Social Housing Grant was submitted to the Housing Corporation in November 2005. They have a nominations agreement where 100% of the first lettings are nominated by the Council and 50% thereafter. A local lettings policy for those in need of housing would be adopted as follows:

- First Priority – Applicants in the Parish (who have lived there for at least 6 months);
- Second Priority – Applicants in the immediately surrounding villages;
- Third Priority – Applicants with a local connection (includes working within the Parish, has existing family living within the Parish for at least 2 years, or were formerly a resident of the Parish for at least 2 years);

After this applicants will be considered on the basis of proximity to the site. Applicants will be considered on the their Choice Based Lettings policy depending on the greatest housing need and priority categories to decide who would be housed first.

**Assessment:**

The village of Heskin is not identified in the Local Plan with a settlement boundary or urban area. As such the site lies within the Green Belt. Like many rural areas Heskin faces particular difficulties in securing an adequate supply of land for affordable housing for local needs. This is because there is no defined settlement for Heskin, and nor are there any allocations.

In relation to Green Belt policy PPG2 sets out at paragraph 3.4 what new built development is appropriate in the Green Belt. These are:

1. Agriculture and forestry
2. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt
3. Limited extension, alteration or replacement of existing dwellings
4. Limited infilling in existing villages
5. Limited infilling or redevelopment of major existing developed sites

The construction of new buildings inside a Green Belt for any other purpose is inappropriate development. The proposal could only ever possibly be considered to comply with the fourth of these criteria. Paragraph 2.11 of PPG2 gives Local Authorities guidance on the treatment of existing villages in Green Belts. This advised that

Development Plans should treat existing villages in Green Belt areas in one of the following ways.

- If it is proposed to allow no new building beyond the categories in points 1 to 3 above the village should be washed over by the Green Belt.
- If infilling only is proposed, the village should either be "washed over" and listed in the development plan or should be inset (i.e. excluded from the Green Belt).
- If limited development (more than infilling) or limited expansion is proposed, the village should be inset.

This national advice is reflected in the Local Plan. Policy DC1 states that within the Green Belt, as shown on the Proposals Map, planning permission will not be granted, except in very special circumstances, for development other than particular types based on the above. These are:

- a) Agriculture and forestry;
- b) Essential facilities for outdoor sport and outdoor recreation, for cemeteries or other uses of land which preserve the openness of the Green Belt and do not conflict with its purposes;
- c) Limited extension, alteration or replacement of existing dwellings providing it is in accordance with Policy DC8A;
- d) The re-use of existing buildings providing it is in accordance with Policy DC7A;
- e) Limited infilling in accordance with Policy DC4;
- f) To provide affordable housing for local needs in accordance with Policy DC5;
- g) The re-use, infilling or redevelopment of Major Developed Sites in accordance with policy DC6.

Criteria (f) is particularly pertinent to this application in that it requires compliance with Policy DC5. This Policy in turn advises that a limited number of dwellings exclusively to meet a local need for affordable housing may be allowed in or adjoining the confines of various villages / hamlets in the Green Belt, including Heskin. A series of criteria are given against which such exceptions to normal green belt policy will be considered. These are:

- (a) In the case of a site adjoining a rural settlement, there is no suitable site available within the village;
- (b) The development would significantly contribute to the solution of a local housing problem that cannot be solved in any other way;
- (c) All the dwellings would be made available at significantly below current market costs;
- (d) The occupancy of the dwellings would be limited on first and subsequent occupancy to people with close local connections who are unable to afford market housing;
- (e) The development is shown to be economically viable and be capable of proper management for example through a village trust or similar local organisation;
- (f) The scale and nature of the development would be in character with the settlement;
- (g) The development would be within or adjoining a settlement with appropriate adequate local facilities and services such as a school, shop, public transport etc.

In order to be considered to be in accordance with this policy any proposed development will need to be considered against these criteria. These are dealt with in turn below.

#### Criteria A – Alternative Sites

In this respect the applicant has relied upon the Councils Urban Capacity Study undertaken by the Council. From this the applicants have identified 2 possible sites in Ecclestone and 4 possible sites in Croston. The applicant has not sought to identify any possible sites in Heskin itself. The identified sites are:

1. Hawkswood, Ecclestone
2. Land rear of Lord Street / New Street, Ecclestone (remainder of)
3. De Trafford Pub, Croston
4. Former Wood Yard, Station Road, Croston
5. Westhead Road, Croston

In addition to these as part of the LDF process the Local Planning Authority have sought site suggestions for land suitable for redevelopment. A number of sites have been suggested in the Rural West. These have not been incorporated into any part of the assessment in the supporting statement. Furthermore, the Local Planning Authority is aware of a number of other sites that are being suggested as having some potential for development. These include:

1. Land Rear of New Street, Mawdesley (12 to 24 units)
2. Rectory Farm, Croston (11 units)
3. Former H W Moon Garage, Heskin (10 to 12 units)
4. Land at Park Hall / Camelot Theme Park

In terms of the consideration of alternative sites it is useful to consider them in order of the priority expressed in the Development Plan. This is that the first preference should be for the re-use of buildings, then brownfield sites, and finally greenfield sites. It is not considered that the applicant has demonstrated to sufficient a degree that other, less sensitive sites, could not accommodate the proposed development.

Furthermore, the applicant has not considered whether there are any other preferential sites in Heskin itself. There may be other land that is available in the village which would have a significantly lesser impact than that the subject of the current application. This has not been demonstrated in the application submission.

In conclusion the evidence on the availability of other sites is inconclusive in relation to both the Parish itself and the wider rural west.

#### Criteria B – Housing Needs

In relation to Criteria B the applicant has relied upon the Chorley Housing Needs and Demands Study (HNDS) undertaken by the Northern Housing Consortium on behalf of the Council. This identifies in that there is a need for 90 additional affordable houses in rural areas of the Borough by 2009. Half of this is estimated to be in the rural west.

The study advised that there would be a limited need for additional housing for rent, due to lack of availability and knowledge of alternative options, although the current waiting lists do not tend to reflect this situation. Housing Services advise that it is difficult to establish a true picture of housing need from the figures alone. Numbers registered on the housing register do not give an accurate indication of local needs as they indicate the number of applicants expressing an interest in that area in total, regardless of local need. It is likely that this under-represents true need as many chose not to register for whatever reason.

Looking at those registered as resident in the parish, there would appear to be 2 cases requiring a two bedroom home and 1 case requiring three bedroom accommodation. This, however, does not take account of those with a local connection, who have moved away and wish to return to the parish. This includes those people who are former residents, have a family connection, or who work within the Parish.

The Councils Housing Services Section advises that there is a current stock of 30 houses to rent in Heskin and Eccleston (comprising 7 two beds and 23 three beds). There are a total of 9 properties owned in Heskin, the remaining being in Eccleston. It is not known whether any are currently available or who they have been let to in the past. No evidence of this has been submitted with the application

In addition, it is important to consider other schemes that will be coming forward within the Parish. There is a scheme that has recently secured planning permission for 16 affordable dwellings for shared ownership on land off Lord Street and New Street in Eccleston. This is expected to be completed during Summer 2007. These properties will not be available for rent, but will be shared ownership properties. The Parish Council and many of the neighbour objections, including the single letter of support, referred to the fact that shared ownership was in fact what was needed rather than properties to rent. Bearing in mind that 16 shared ownership properties will shortly be available in Eccleston, it is not actually clear what the actual need for affordable properties is in Heskin.

In conclusion the evidence on need is inconclusive in relation to the Parish itself, although it is accepted that a broad need exists in the rural west. The issue of the type of affordable housing has not been addressed and it is therefore not clear what the actual need is for rented accommodation in this locality.

#### Criteria C - Affordability

PPG3 advises that where planning permission is granted for affordable housing on exception sites, the LPA should satisfy itself that adequate arrangements are in place to reserve the housing in question for local needs, both initially and in perpetuity. Both planning conditions and planning obligations may be used for this purpose.

The applicant and Housing Services have advised that Wyre Housing Association (WHA) have put a bid into the Housing Corporation for £700,000 of funding towards this scheme. This is

known to have been unsuccessful and there is no grant available to support the scheme.

However the LPA could secure the affordability of the homes by requiring the applicant to enter into a S106 agreement with the Council and WHA to transfer the homes to the RSL at a predefined price. This would secure the affordable nature of the homes in perpetuity and would meet the requirements of Criteria C. However, given the fact that no grant is available it is unclear whether the scheme could be viable.

#### Criteria D – Limited Occupation

This criteria requires that the properties be occupied on both first and subsequent occasions by people with close local connections who are unable to afford market housing. This could be secured through a nomination agreement and selection criteria secured in S106 agreement. This would meet this criteria, however, as outlined in the discussion in relation to criteria b above, the actual need for the type of accommodation proposed is not clear.

#### Criteria F - Character

Although Heskin is not identified as a settlement in the Local Plan it comprises of two main groups of houses and ribbon development located along Wood Lane. A further smaller group of houses is located at the junction of Withington Lane and Chisnall Lane. However, to a large extent Heskin is characterised by ribbon development along the various roads with views through to the agricultural fields beyond. To this extent the village is sensitive to further infill or ribbon development which will have the effect of filling in the gaps between the groups of houses and further urbanising the character and appearance of the area. Therefore, whilst the proposed development is not dissimilar to the historic pattern of development it will have a significant impact upon the character and appearance of the area and Withington Lane in particular.

The Council's Urban Designer continues to have concerns regarding the suitability of this site to be developed for such an intensive residential use. In order to achieve the applicant's aspirations for this site (10 units), a highly dense development form is required which does not sit comfortably with the surrounding spatial arrangement of the settlement, which has a strong organic and linear format. These comments are further amplified in the section on design.

#### Criteria G

In relation to Criteria G, Heskin has a number of local facilities including a primary school, post office, church etc. As accepted in the comments of the Councils Planning Policy Section, this will fulfil the criteria of this policy.

Notwithstanding this, a number of the responses to the neighbour objection have referred to the suitability of this location for more affordable housing bearing in mind the lack of employment and secondary schools etc. It is true that, there is not a significant employment generating commercial activity in the area, although there is some in the nearby villages of Ecclestone and Mawdesley



and also at Camelot Theme Park / Park Hall Hotel. However, to a large extent this site is isolated from all the facilities required for day-to-day living and will be, to an extent, car dependant. Further issues relating to this are discussed under the highway considerations section below.

## **Design**

In the absence of any design statement it is difficult to comment upon the designers assessment of the context of the site along with any analysis that has been undertaken in relation to the setting of the site or the detailing of the proposed buildings. It would appear that the design and layout of the site is an attempt to design a facsimile of a rural farm courtyard.

### General Site Layout

The layout of the buildings has been amended for previous permissions and now has a more rural theme that does not respond so awkwardly with the surrounding linear format. The format of the site with a frontage building and associated subservient buildings to the rear could be perceived to be a traditional arrangement that at least when viewed in plan format within the streetscape will have less of a difficult suburban feel.

A downside to the format suggested is the scale and form of the entrance to the site, which I assume due to highway demands, still bears the evidence of a modern estate. Once again this is an unfortunate by-product of the number of units being suggested on the site and probably cannot be overcome. Furthermore, not every opportunity has been taken to provide a structured approach to the landscaping on the site. The existing hedge is proposed to be removed along the majority of the site frontage. This will open up the road frontage. The visibility splays will result in a significant grassed area. The result is a shift from the enclosed and sylvan character of the existing lane which results in a detrimental impact on the character and appearance of the area.

Very limited landscaping details have been shown on the submitted plans, which is unfortunate as the development of this landscaping would have been key to achieving a sensitive relationship between the building and the surrounding green belt. In terms of the details submitted there appears to be little landscaping to the north of the site which is the key aspect when viewing from the surrounding open space, this therefore is likely to increase the sites detriment to the greenbelt.

In terms of the landscaping and treatments within the site, there does appear to be a very substantial amount of hard standing, with no details being submitted regarding materials or treatments. Furthermore, bearing in mind the highway comments below and the issues raised by nearby residents in relation to access and parking issues, there is likely to be a need for further parking within the site. This will further increase the amount of hardsurfacing and limit opportunities for soft landscaping which could otherwise be used to assimilate the site into the surrounding landscape. Equally the plan shows many differing curtilages for the properties both within the pseudo courtyard but also to the rear stretching into the green belt.

Once again these treatments are important when viewing the impact of the site, however, in the absence of details demonstrating an acceptable approach the impact of the development is considered to be significant. As currently proposed it is considered that the layout of the proposal will create a development that is out of character with its environs contrary to policy GN5 and criteria (f) of policy DC5.

#### Building 1 (Units 1, 2, 3 & 4) and Building 2 (Units 5, 6 & 7)

The site is split into three separate buildings. Building 1 containing Units 1, 2, 3 & 4, and Building 2 (Units 5, 6 & 7) have been designed to appear as simple agricultural buildings, i.e. they are pseudo barns. Building 3, containing units 8, 9 and 10 has been designed with a more domestic character.

Whilst the general design approach for Buildings 1 and 2 is considered acceptable there remain some detailed concerns expressed by the Councils Urban Designer that have not been addressed at the time of writing this report. These include:

- The differing proportions of the roofs lead to a lack of cohesion between the principal mass of the structure and the perceived extension.
- In terms of the overall arrangement of the elevations to mimic a barn there remains an excessive number of windows for such a building.
- The proportions of the fenestration needs to be further considered
- Elements of excessive detailing of the 'barn', which should be a very simple building, need to be removed.
- Discrepancies between the fenestration on the elevations and that shown on the plans need to be clarified.

Building 3 is apparently designed to appear as a single farmhouse, however due to the internal layout of the building much of the character of the building is lost through the destruction of the symmetry to the front elevation. This comes about through the need to use a standard internal layout which has compromised the external appearance. This needs to be addressed as currently the design of the building does not quite fit with the concept of a mock farmstead.

Whilst these design issues appear minor, bearing in mind the sensitive nature of the site should the principle of development ever be considered acceptable, this design solution could be significantly improved to establish a design that causes the least detriment to the streetscape and green belt in this location. However, as currently submitted and in the absence of a Design Statement it is considered that the proposal is contrary to Policy GN5 of the Local Plan.

#### **Highways**

The Lancashire County Council Highways Engineer has objected to the proposed development. They advise that the visibility splay should be contained entirely with the applicants land or the existing highway. The plans currently do not include the full extent of the proposed 90m splays, however, it appears from the submitted plans that the visibility splays currently involve third party land and

therefore the applicant does not control all the visibility splay. Furthermore, there is no indication to the effect that he could in any way secure sufficient control to provide the required visibility.

In addition, as noted by many of the residents in their responses, the proposed access is close to a brow in the road that significantly impedes visibility. The applicant has not submitted any information that demonstrates the necessary visibility can be achieved at all bearing in mind that the alignment of Withington Lane may itself be an obstacle.

They also advise that the scheme should include a footway on the site frontage to link with the existing footway at the corner of Wood Lane.

In relation to parking they advise that the parking standard for 2-3 bedroom housing with low accessibility is 2 spaces per dwelling. The lack of appropriate space within the site will result in parking and manoeuvring within the highway, and will increase the risk of accidents in connection with the development and compounds the highway objection to the development.

As the applicant has not addressed the aforementioned issues it is considered that the proposed development is contrary to policy TR4 of the Local Plan and Policy 7 of the Structure Plan.

#### Ecology

There have been various allegations of protected species on the site. Whilst there has been no physical evidence of this provided, however there remain various assertions by local residents. It is normal to adopt a precautionary approach. Therefore it is for the applicant to address these issues, which has not been undertaken in their current submissions. The application should therefore also be refused on this basis.

#### **Conclusion:**

In summary it is considered that the applicant has not demonstrated that all the criteria to policy DC5 can be met, that the design approach is acceptable, particularly in relation to detailed design and landscaping, impact on ecological value, and, that the proposals would be detrimental to highway safety in terms of both access and parking provision. The application is therefore recommended for refusal subject to the following reasons

#### **Recommendation: Refuse Full Planning Permission**

#### **Reasons**

1. The applicant has failed to demonstrate that the criteria set out at policy DC5 of the Chorley Borough Local Plan Review 2003 relating to exception housing has been met. As such the proposals amount to inappropriate development in the Green Belt contrary to Policy DC1 and DC5 of the Local Plan and the advice contained within PPG2: 'Green Belts'. The applicant has therefore not demonstrated that there are any very special circumstances which outweigh the presumption against the development.

2. The applicant has failed to demonstrate that appropriate visibility can be provided at the junction of the proposed site access with Withington Lane. As such the proposal is likely to result in vehicles accessing and egressing the site in a manner that significantly prejudices highway safety contrary to policy T4 of the Chorley Borough Local Plan

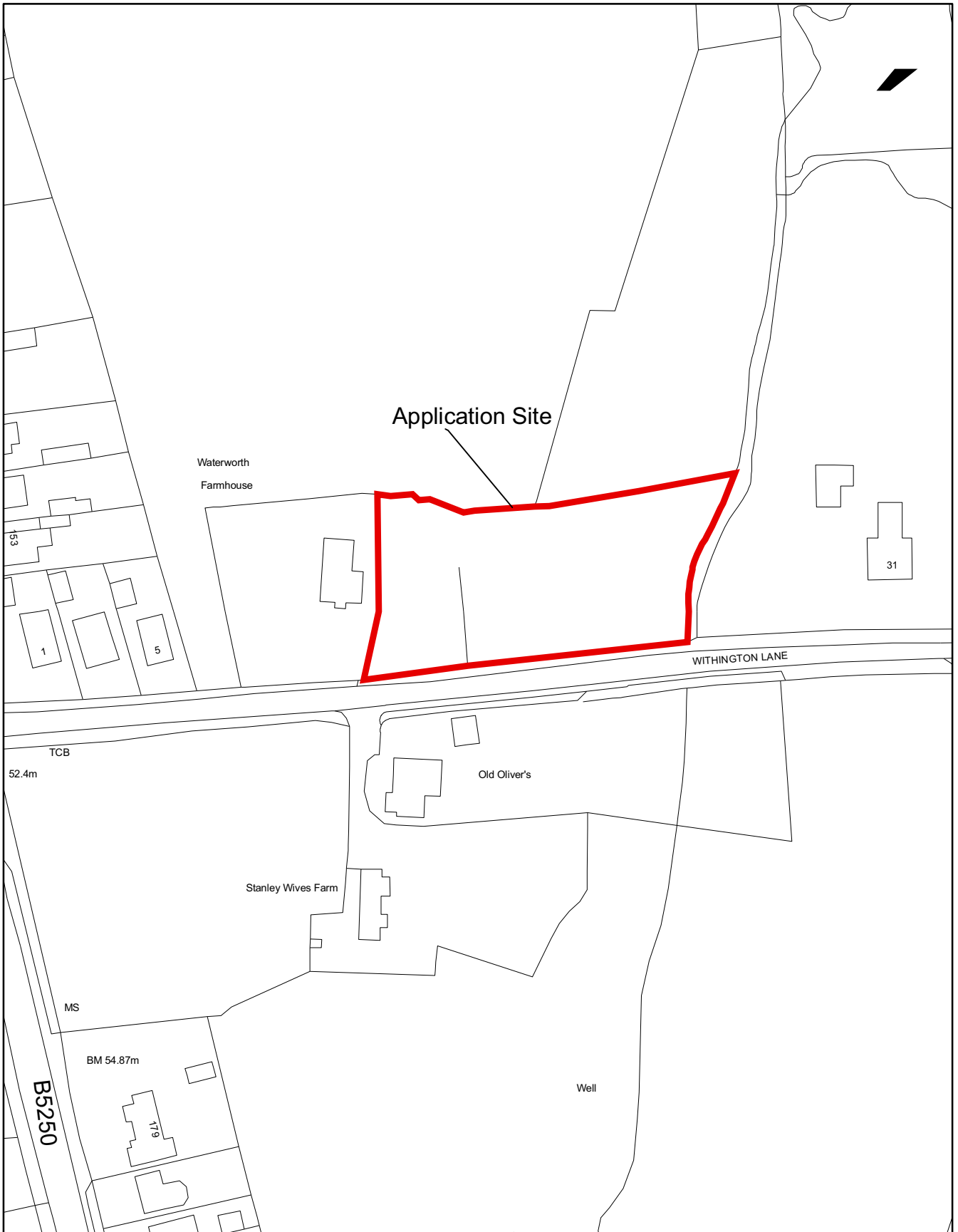
Review 2003.

3. The applicant has failed to provide sufficient parking within the development which is likely to result in vehicles parking on the highway which by virtue of its alignment and the existing parking problems will significantly prejudice highway safety contrary to policy TR4 of the Chorley Borough Local Plan Review 2003 and Policy 7 of the Joint Lancashire Structure Plan (2005).

4. The design of the development and the proposed landscaping are not sufficient to properly assimilate the development into the surrounding landscape and as such is contrary to policy GN5, DC5, DC9 and EP10 of the Chorley Borough Local Plan Review 2003.

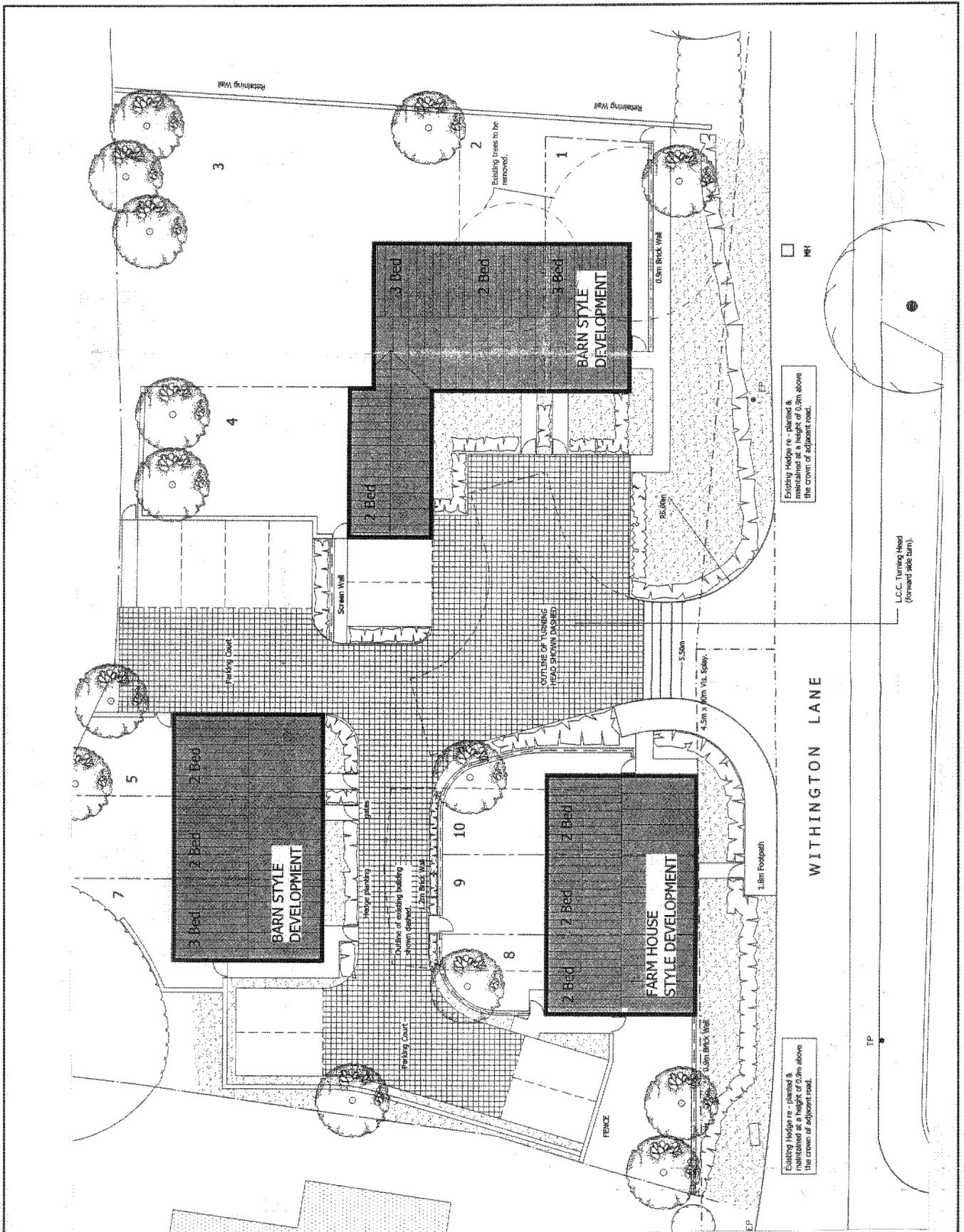
5. The applicant has failed to provide sufficient information on ecological issues in order that the Local Planning Authority could be sufficiently certain that the proposed developments would not harm ecological issues of material importance. As such the proposed development is contrary to policy EP4 of the Chorley Borough Local Plan Review 2003 and Policy 21 of the Joint Lancashire Structure Plan (2005).

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<p>Application Number:  <b>06/00162/FULMAJ</b></p>	<p>Grid Ref:  <b>E: 353289</b>  <b>N: 414968</b></p>	<p>Scale:  <b>1:1,250</b></p>	<p>Agenda Item No.  <b>A. 2</b></p>

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Application Number:  
**06/00162/FULMAJ**

Grid Ref:  
**E: 353289**  
**N: 414968**

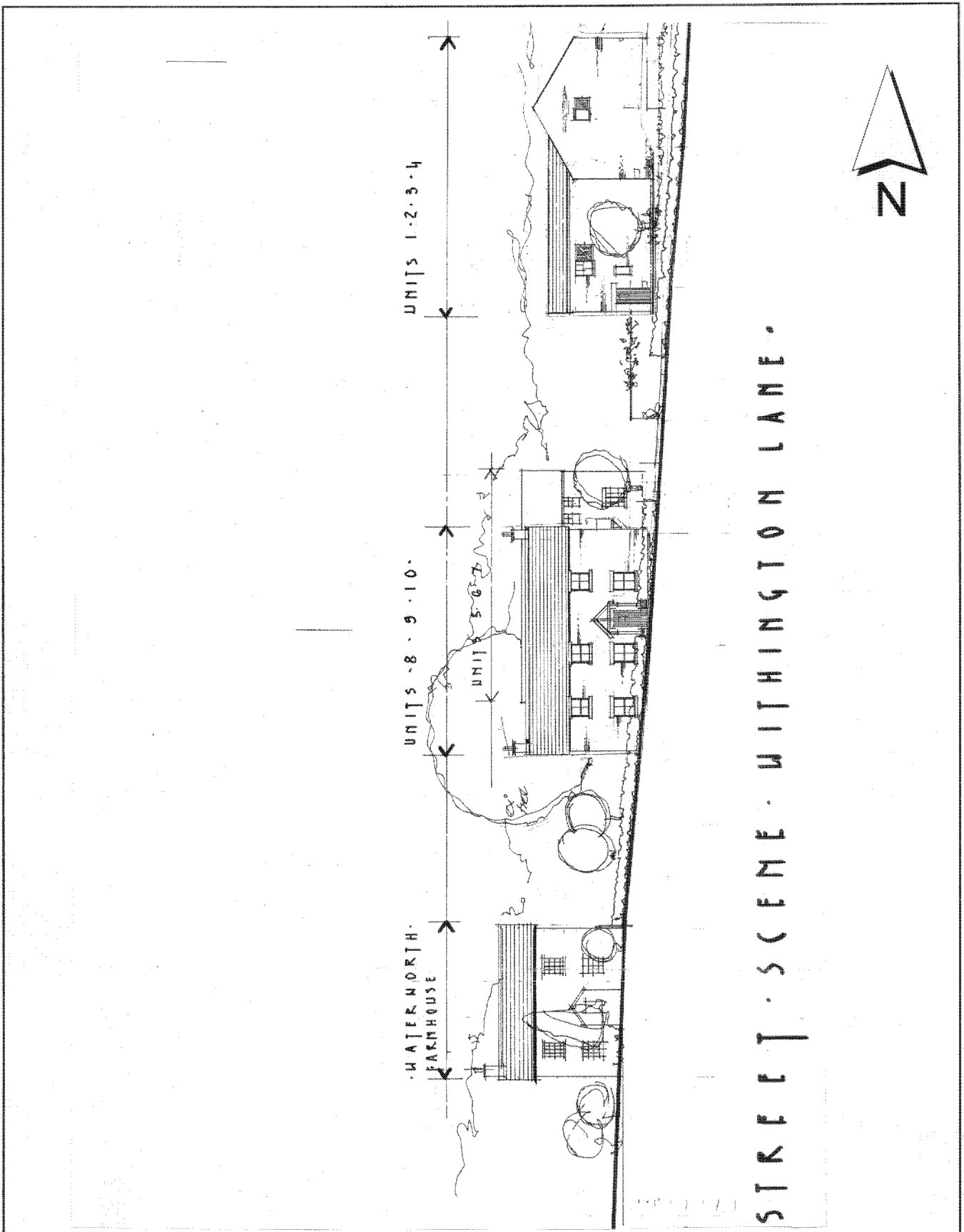
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Agenda Item No.

**A. 2**

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<p>Application Number:                  06/00162/FULMAJ</p>	<p>Grid Ref:                  E: 353289                  N: 414968</p>	<p>Scale:</p>	<p>Agenda Item No.                  A. 2</p>

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**Item B. 1**                      **06/00081/FUL**                      **Permit retrospective planning permisison**

**Case Officer**                      **Mr David Stirzaker**

**Ward**                                      **Clayton-le-Woods West And Cuerden**

**Proposal**                              **Retrospective planning application for the retention of 2 No stable block adjacent to existing stables**

**Location**                              **Clayton Hall Stable Spring Meadow Clayton-Le-Woods Lancashire PR25 5SP**

**Applicant**                              **Mr James Manning**

**Proposal**                              This retrospective application proposes the retention of a timber stable building, which comprises of two loose boxes. The building is sited next to the existing brick stable block and measures 6m wide by 3.7m deep by 3.3m to the roof at the front and 2.7m to the roof at the rear.

**Background**                              The application relates to Clayton Hall Stables, which have historically been in livery use for many years and are located just outside of the Clayton Le Woods settlement area in the Green Belt to the southeast of the Spring Meadow estate. They also lie within the Cuerden Valley Park and are just east of Clayton Hall, which is a Scheduled Ancient Monument (SAM) and comprises of a demolished 17<sup>th</sup> century hall with moats and adjacent fishponds.

Members will recall that the applicant is currently residing on the site in a mobile home, which does not have the benefit of planning permission. Several small timber outbuildings have also been erected and a large area of hardstanding has been created. This matter (ref no. 05/00921/FUL) was scheduled to be reported to 20<sup>th</sup> December Committee in 2005 with a recommendation to refuse retrospective permission but the application was withdrawn prior to the meeting. A separate report on that same agenda sought and acquired authorisation for the issue of an Enforcement Notice requiring the mobile home, outbuildings and hardstanding to be removed. This notice has now been served and is the subject of a separate appeal for which a hearing date is being awaited.

**Planning Policy**                      GN5 - Building Design & Retaining Landscape Features  
 DC1 - Development in the Green Belt  
 HT11 - Archaeological Sites of National Importance  
 HS14 - Agricultural Workers Dwellings & Agricultural Occupancy  
 LT8.3 - Valley Parks  
 SPG - Development Involving Horses  
 PPG2 - Green Belts  
 PPS7 - Sustainable Development in Rural Areas (Annex A)

**Planning History**                      05/00792/FUL – Retrospective planning application for the formation of a manege measuring 40m by 20m (permitted).

05/00921/FUL - Retrospective application for the erection of stables and siting of mobile home

(withdrawn prior to determination).

06/00258/FUL - Retention of 6 no. Lights to the manege, variation of condition no. 4 of 05/00792/FUL (refused).

### **Representations**

One letter of objection has been received, the contents of which can be summarised as follows: -

- The access track has deteriorated due to extra traffic
- The stable block detracts from the character and appearance of the original stable block
- Stable block adds to the general chaotic appearance of the site and the previous views through the site to the pastures below, the stream and the golf course have now been obliterated
- Extra traffic also raises safety issues
- Other issues are raised in relation to the lights and the mobile home, other buildings and hardstanding which are the subject of the Enforcement Notice appeal

### **Consultations**

Clayton-Le-Woods Parish Council has not raised any objections to the application.

LCC (Highways), The Head of Environmental Services and The Head of Public Space Services (Engineering Services Group) raise no objections to the application.

### **Assessment**

The stable building is sited adjacent to the existing brick stable block and is of a scale and design that complies with the Council's SPG on Development Involving Horses. The stable block is of significantly less bulk and scale than the existing stables hence its impact upon the openness of the Green Belt is considered to be minimal. The use of timber also means the building does not occupy the same degree of permanency as the brick built stables hence it can easily be removed if/when no longer required in the future. A condition is recommended covering this.

In terms of the impact of the building upon the adjacent Clayton Hall Scheduled Ancient Monument (SAM), given the close relationship of the building to the existing stables, it is considered that the stables do not cause harm to the character and setting of the Clayton Hall SAM.

In terms of the comments raised in the representation made raising objections on the basis of additional traffic etc, no objections have been received from both LCC and CBC (Highways) and it should also be noted that the Council's Head of Environmental Service has raised no objection to the stables. In terms of the other issues raised in the objection letter, permission for the lights has been refused under delegated powers and the mobile home, other buildings and hardstanding are the subject of an appeal against the Enforcement Notice, which required their removal.

### **Conclusion**

On the basis of the above, it is considered that this proposal accords with the objectives and requirements of the requisite planning policies listed in the relevant section of this report hence it is recommended that planning permission be granted subject to the recommended condition.

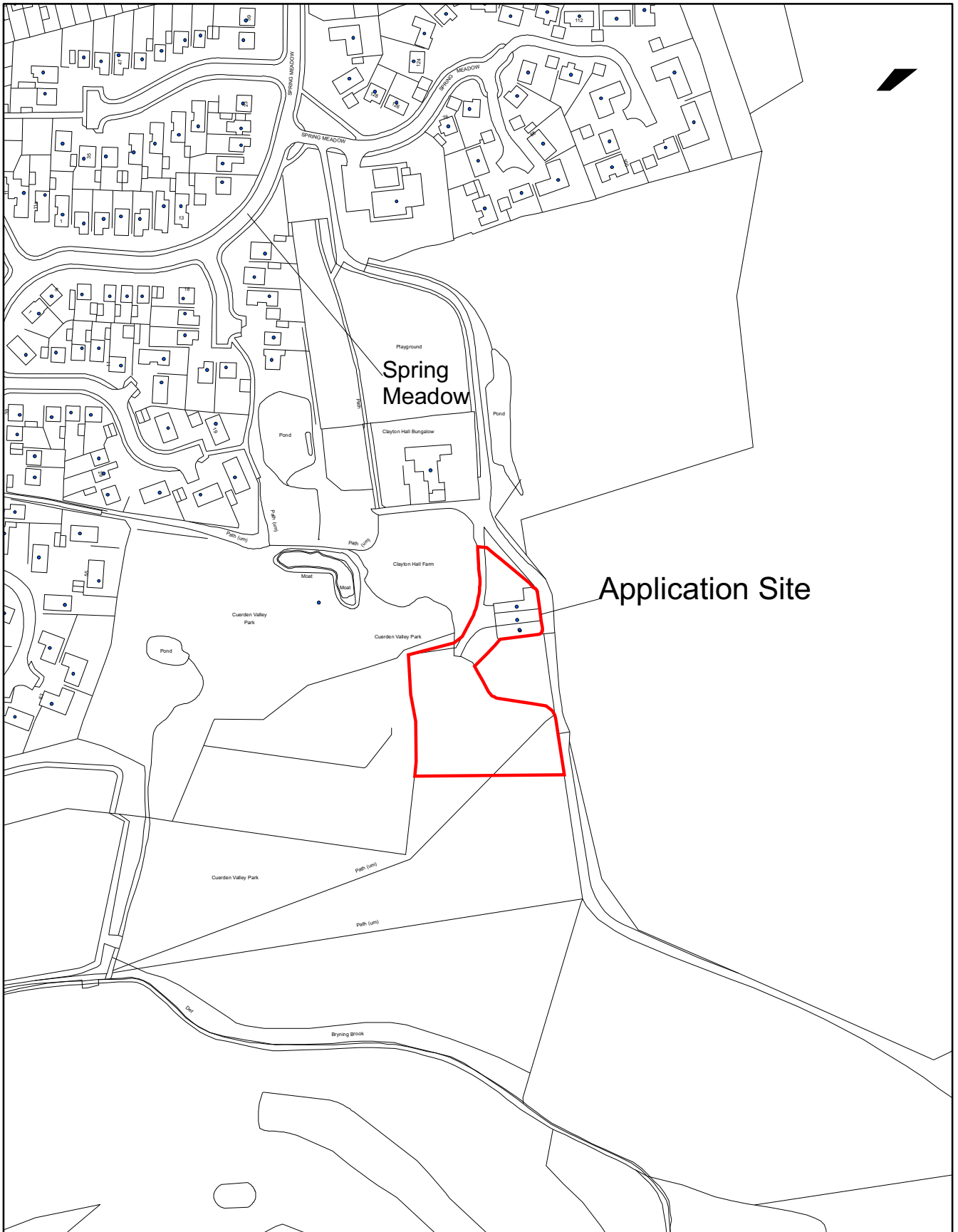
**Recommendation: Permit retrospective planning permission  
Conditions**

1. If the use of the stable building hereby permitted 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 the Green Belt for which there is not a continuing need and in accordance with Policy Nos. DC1 and EP8 of the Adopted Chorley Borough Local Plan Review.*

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Application Site

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<p>Application Number:  <b>06/00081/FUL</b></p>	<p>Grid Ref:  <b>E: 356583</b>  <b>N: 422042</b></p>	<p>Scale:  <b>1:2,500</b></p>	<p>Agenda Item No.  <b>B. 1</b></p>

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**Item B. 2                      06/00099/FUL                      Permit Full Planning Permission**

**Case Officer                      Miss Caron Taylor**

**Ward                                      Eccleston And Mawdesley**

**Proposal                              Demolition of existing outdoor store/toilets and erection of Sunday school/meeting rooms/kitchen and toilet facilities.**

**Location                              Church Of The Blessed Virgin Mary Towngate Eccleston Lancashire**

**Applicant                              Blackburn Diocese Property Board**

**Proposal:**                              This application was deferred at the last Development Control Committee meeting on 27<sup>th</sup> March. This report now includes the representations that were included on the addendum of the March committee and any other comments that have since been received. It should be noted that Father Templeton has provided further information as to the use of the building, which has been added to the applicant's case section of this report.

The application is for the demolition of existing outdoor store/toilets and the erection of a Sunday school/meeting rooms/kitchen and toilet facilities.

**Background:**                              The Church of the Blessed Virgin Mary is Grade II\*, placing it among the cream of listed buildings nationally. The sizeable graveyard provides a green setting for this mellow red sandstone building and gives views onto the open countryside of the Green Belt. The existing outbuilding stands on the edge of the graveyard, hidden behind a substantial red sandstone wall and, although prominent from the adjoining fields, its impact on the countryside is also muted because the south facing elevation is blind.

The existing building housing toilets and a store is of no great merit and no objection is raised to its demolition.

**Planning History:**                              The only planning history relevant to the application is two previous applications that were withdrawn. These were also for meeting rooms and associated accommodation:

- 04/00006/FUL
- 04/01467/FUL

**Planning Policy:**                              HT3: The Setting of Listed Buildings  
DC1: Development in the Green Belt

**Applicants Case:**                              Information accompanying the application states that the church are desperate to construct the modest facilities they are applying for on the site of their existing outdoor store and toilets. A meeting has been held in the church of all the potential user groups and the church was full of people looking forward to the community benefits that the building will provide.

A building is required within close proximity to the church, to provide facilities for Sunday school, toilet facilities, meetings, refreshments etc. The Church did have a Church Hall site on

Lawrence Lane in Ecclestone, but it was remote from the church and therefore unsuitable for use in conjunction with Church services.

Unfortunately, the Church finances are very limited; the only assets they possessed was the church hall site. This site has been declining over many years, due to lack of support and was in a dangerous condition. The Church, in the first instance, sought help from the Council to buy the site at a reasonable price, in order to raise sufficient funds to finance the building of the facilities adjacent to the church. After many meetings, the Council finally offered the Church a nominal amount, based on amenity land values. Such a small offer fell well short of covering the cost of the proposed works and the Church was left with no alternative but to offer the site for sale on the open market.

Because the church hall site was blighted by two planning policies, one relating to open space and the other relating to the church hall site also being designated as the village hall site, this meant that all the site had to be offered for sale in order to raise sufficient funds to progress the community works at church. The site has now been sold and the Church now has sufficient funds to construct the building now being considered for planning approval.

The proposals are supported by the Diocesan Advisory Committee (DAC) and will obtain a faculty approval, should planning permission be granted.

The Church has sought to make sure the proposals are modest and in keeping with its setting in the Green Belt within the grounds of a listed building. The proposals replace an existing outdoor store and toilet building, although the footprint of the new building is slightly larger than the original building. No trees are felled or graves disturbed as a result of this proposed development.

#### Additional Information

Father Templeton has provided the following information on the proposals:

He understands representations have been received concerned about disturbance to the memorial garden or the area of the churchyard reserved for the interment of cremated remains. He assures Committee that the proposed works will not entail any disturbance whatsoever to this area. Extensive repair work to the church itself has taken place recently, which was accomplished without any disturbance to the memorial garden and this will also be the case with the proposed building.

It would be wrong to suggest that persons using the new building may cause disturbances in the area. At present they do have, on occasion, people with alcohol abuse problems using areas within the churchyard for excessive drinking, but a greater footfall within the churchyard area would, he believe, lessen these problems rather than increase them. Should any problems arise with future users of the new building they could be advised that their behaviour is unacceptable. There are many other buildings in Ecclestone already capable of accommodating events such as a 21<sup>st</sup> birthday party.

Father Templeton has also provided a list of church groups, which

will use the new facilities. At present these groups are:

1. Sunday school: a thriving, growing group, presently numbering at 30 children meeting weekly, presently accommodated at St Mary's School, over a mile from the church.
2. St Mary's Choir: presently they have to share accommodation in church with bell ringers, which has been unsatisfactory for many years.
3. St Mary's Mothers' Union: some 40 members who also meet at St Mary's School at present.
4. The Christian Men's Fellowship: presently they meet outside Ecclestone.
5. Confirmation classes: presently held in the main church building, which is unsuitable for doing class-work.
6. Visiting classes of schoolchildren from St Mary's School and (occasionally) Ecclestone Primary School, who have to eat their lunch outdoors and balance writing-books on their knees, but could have safe, warm and dry facilities in the new building.
7. There are other groups who occasionally visit the church, such as bell-ringing outings, organists' visits, visiting choirs, and concerts run under the aegis of 'Spot on Rural Touring'. All these people would be likely to use the new building for gatherings. At present they are confined to the church itself and have to use the small vestry for changing, refreshments etc.
8. It is hoped to use the new building to provide refreshments for visitors in the summer time. This would enhance the profile of St Mary's and also, he would submit, encourage visitors to Ecclestone in general.
9. The churchyard is well maintained by a group of volunteers who spend many hours cutting the grass and performing other tasks. They too would benefit from having better facilities where they could take a break from their hard work.

Father Templeton would also draw Councillors attention to the large number of 'Occasional Offices' held in church - about 30 baptisms, 25 funerals and 8 weddings per year. The total attendance at these is approximately 4000 per annum and it is hoped that some of these parties may use the new facilities. At present even the limited toilet facilities for those who attend are unsatisfactory and not compliant with the Disability Discrimination Act (DDA) and some building work would be necessary in any case to provide facilities needed under the DDA.

In addition to all this 'Church' use, the new building would be available for hire by any groups who wish to do so; one condition of this would obviously be that users would have to respect the surrounding churchyard. He notes that one person has raised the matter of funding of the new building, but funding for it is already in place.

He sums up that the new building will serve well the growing needs of St Mary's Church, both with regard to the regular congregation and to those who visit the church to mark 'life-events' or for educational purposes. It will also be one more meeting place available to the wider community and its creation will enhance the churchyard, not detract from it, as it will replace a rather unsightly building.

The agent has provided an additional plan showing the proposed building in relation to the position of the nearest marked graves.

**Consultations:**Society for the Protection on Ancient Buildings

The Society for the Protection on Ancient Buildings (SPAB) state that they believe the design of the proposals is very poor indeed. The new facility site within the curtilage of a Grade II\* listed church and should aspire to enhance the setting of the church and echo the quality of the existing building. The current design is of little architectural merit and we remain disappointed that the architects have not taken the opportunity to create a new building of a much higher standard.

Whilst they note the inclusion of a small window in order to provide a token amount of natural light into the lobby they still suggest that the design does nothing to lift the spirit and foster any sense of place. It seems that the long narrow corridor marked 'entrance' on the plan has been retained in the current design. We therefore have to state their view that surely one would rather enter directly into a lobby space rather than having to negotiate three doors to reach one of the meeting rooms. Doing away with the entrance corridor would also allow more daylight into the lobby space.

In conclusion they believe that the application is a lost opportunity. The potential to create an interesting and exciting building on this site has not been taken up. They would therefore recommend that the applicant reconsider the design of this new facility and perhaps think about a simpler, more modern structure which might better reflect the contemporary needs of the church community.

Lancashire County Council Archaeology

Lancashire County Council archaeologist states that the church has been in existence since the 14<sup>th</sup> century, suggesting that the surrounding churchyard is likely to have had a similar date of origin and a long history of usage as a burial place. The possibility exists therefore that the area as the proposed extension to the existing building may contain burials, which could be disturbed or damaged by the construction of the extension.

As the area has area has suffered some disturbance as a result of the construction of the existing store building, is relatively small scale and is towards the edge of the churchyard, they do not propose to recommend a pre-determination evaluation, but they would recommend that the excavations for the foundations and any new services required for the larger building should be carried out under an archaeological watching brief, with provision made for any excavation deemed necessary if significant deposits (such as burials) are located during the excavations.

The county archaeologist therefore recommends a condition that will be placed on any permission.

**Representations:**

Four third party representations have been received:

One representation from a member of Eccleston Village Hall Trust states that The Lancashire Evening Post's article reported that the relationship between the Parochial Church Council and the community of Eccleston was amenable and that they were happy with the Church's proposed development. However, this is not the

case and the information in the planning application is not, in their opinion, entirely true. The meeting referred to in their planning application did not happen as they indicated. A hand full of people from the church were invited to a meeting with the architects to discuss the proposals, however this did not include the community at large and the potential user groups that they describe are in fact only themselves, the Church. The objector is of the opinion that the Local Planning Authority is being misled to believe that the development is for the community of Ecclestone when it is in fact only for Church use.

In the interest of the village and the fact that the Church is a Grade II listed building on consecrated ground in green belt land they are of the opinion that the application should be deferred until greater clarity is sought about not only the impact on the community at large, but the impact on the Church building and Church grounds, including the landscape, graves, foliage, trees and the proposed access that would be used by any machinery, as vehicular access is very limited and also ensure that any materials that the development proposes will be used are sympathetic to the original Church construction and won't detract from the beautiful building.

A second representation has been received from a parishioner of Ecclestone who is also the chair of Ecclestone Village Hall Trust. They make the following comments:

They also express their concern over the article in the Lancashire Evening Post and believe it to be misleading as the meeting that was held at the church was not for potential user's of the facility but for church groups only. No one else from Ecclestone who could be a potential user was invited including Ecclestone Village Hall Trust. The church was not full as reported in the paper but 20 or so members of Church groups were present, to discuss minor aspects with the architect.

They have also been told that the hall is for Church users only. They state the proposals are much larger than the first plans that was sent in and they are concerned they will encroach on people's resting places (graves). In addition if the facilities are used for other functions and people have too much to drink they will end up in the churchyard. The site is in the Green Belt so is inappropriate development and totally unsuitable for a village room.

They are also concerned about the cost of the proposals, as if the money being used is from the sale of the old hall, which totalled £275,000, it would not be enough to build the new facility and this money should belong to the village as a whole not just the Church. If this development goes ahead the village will not be united but be divided further specifically because of how it will be run.

The third person has no objection to a room for Sunday school but strongly objects to meeting rooms as they had a site in the heart of the village that they let fall into disrepair. They are concerned this will happen to the proposed facilities.

The agent acting for the Church has responded to these comments as follows:

The recent meeting held at church was an opportunity for potential user groups to have an input into the internal design of the

building, particularly with regard to storage space, fixtures and fitting etc. The meeting had been advertised in the church bulletin and was well attended.

There is of course no distinction between church groups and community groups as church people are members of the community and vice versa. Many of the people who attended the meeting ran groups that served both church and community. It is cause for concern when a distinction made between church groups and the wider community.

As previously stated the money raised from the sale of the Church Hall will fully fund this new facility. The building plan is not much larger than the original drawings, some minor modifications have been made to assist disabled access.

During the four year consultation process with the Planning Authorities, great care has been taken to ensure no graves will be disturbed and respect for its setting is maintained. They are obviously aware that the proposed building is in the Green Belt next to a listed building, that is why the consultation period has taken so long, because of all the various groups that have to be consulted. St Mary's is the only church in Ecclestone not to have its own church/community facilities, surely it is not unreasonable to ask for permission to build such modest facilities close to the church where they will be used.

A letter of support has been received since the last committee meeting from a parishioner. They state the church forms an integral part of the village community and the current toilet facilities are sub-standard. There is nowhere within approximately ¾ mile for the Sunday school or other organisations connected with the church to meet. Coffee after services has to be served in the church where there are no proper facilities and which is firstly a consecrated building. The proposed building will provide much needed facilities for not only parishioners but also shelter and toilet facilities for example, for mourners attending funerals. The works will be carried out under the supervision of a qualified architect by a main contractor approved by the Diocese, both of whom have considerable experience in work of this nature on sensitive sites. No graves will be disturbed. The hall will be constructed of stone to match the church and the entrance door will not be visible from the church itself, whilst providing much needed access for the disabled. There are no flagstones adjacent to the current building so they will not be disturbed. They believe the proposals will be a splendid development and an invaluable resource for the church.

The Ramblers Association states that footpath number 7 is near the proposed development although the plans do not indicate the line of the footpath.

**Assessment:**

Design

The materials of the proposed building will be natural red sandstone to all external walls to match the existing listed church with natural blue/grey roof tiles. The windows will be aluminium, black powder coated to ensure the glazing bars are thin and all external doors will be oak framed, vertically timber boarded. All windows and doors will be deep recessed.

It is noted that SPAB object to the design of the proposals and suggest a more modern, contemporary building.

However, the Church of the Blessed Virgin Mary is a traditional churchyard. Although the comments of SPAB have been noted it is not considered that a very modern design would be appropriate to either the Church or the village of Ecclestone. The design that is proposed draws upon the design and materials of the church in a simplified form without upstaging the Church.

The proposals include the planting of a new hawthorn hedge on the southern edge of the churchyard on its boundary with open countryside. This will soften the impact of the building when viewed from outside the site. A new yew hedge is proposed to provide screening between the memorial garden and the building. There are two windows in the east elevation of the building, however as they serve toilets they will be obscure glazed. The only other opening in the elevation facing the memorial garden is an emergency exit.

#### Amenities

The nearest property is Hilton House, however it is not considered that the proposals will have an unacceptable impact on this property due to its distance from the proposals.

#### Highways

The church has a car park on the opposite side of Towngate. The route of the public footpath will be unaffected.

#### Green Belt

The site lies within the Green Belt where there is a presumption against inappropriate development. The proposal does not fall within one of the appropriate uses identified in the Local Plan or PPG2. It is therefore inappropriate development in the Green Belt and there must be very special circumstances that outweigh the policy presumptions against it, if it is to be permitted.

Although generally a building in this location is contrary to Green Belt policy, the issues surrounding this application are not straightforward. There is already a building on the site where the new one is proposed providing storage and toilet facilities. Although the building now proposed is larger, the existing building is surrounded by a stone wall approximately 2m in height (although this varies in height due to the surrounding land). This wall screens the entrance to the toilets but does increase the impact of the building beyond just its footprint area.

The applicant has laid out the arguments why the Church sold the former church hall site on Lawrence Lane and the new building is therefore needed. The old site was remote from the church and the facilities now proposed would be used in conjunction with church services, for example for the serving of refreshments, so needs to be in the location proposed. Therefore, whilst it must be stressed that the arguments for and against the application are finely balanced, it is considered that special circumstances exist to justify permitting it.

#### **Conclusion:**

As has been stated this is a very finely balanced application. The site is within the Green Belt and is generally considered inappropriate development. However, the proposals are to provide

a new, more beneficial community facility in a location close to the church, which wouldn't have been achievable on the original site. The previous hall was divorced from the church and on balance it is considered that there are special circumstances to justify the granting of planning permission in this instance. The facility will be contained within the existing grounds of the church and although larger, on the site of toilet and a store. New native planting is proposed breaking up views of it from the open countryside and the memorial garden.

This application was deferred at the last committee. In the intervening time it has been advertised as a departure from the development plan in line with the requirements.

Subject to the receipt of no further comments or issues arising as a result of the notification the application is recommended for approval as per the previous recommendation.

**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 development hereby permitted shall not commence until full details of the colour, form and texture of all external materials to the proposed building, including mortar mix and the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the building (notwithstanding any detail 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 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 HT3 of the Adopted Chorley Borough Local Plan Review.*

3. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

*Reason: The site is of archaeological importance because of its location in the churchyard of a medieval church and in accordance with Policy No. HT12 of the Adopted Chorley Borough Local Plan Review.*

4. Notwithstanding any details shown on previously submitted plan(s) and specification, no fascias or bargeboards are to be used on the approved building.

*Reason: In the interests of the character and appearance of the building and in accordance with Policy Nos. GN5 and HT3 of the Adopted Chorley Borough Local Plan Review.*

5. 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 west elevation of the building hereby permitted.

*Reason: To ensure privacy to the memorial garden situated to the west of the building and in accordance with policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

6. All windows in the buildings west elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.



*Reason: IN the interests of the privacy of the memorial garden to the west of the building and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

7. No development shall take place until a scheme of landscaping for the proposed hedging has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have been previously submitted. The scheme shall indicate the size, species, stature, distribution and location of the proposed hedges shown on plan no. 1630-13-SLP1. All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation or completion of the building, whichever is sooner and the hedgerows thereafter retained, unless otherwise agreed in writing with the Local Planning Authority.

*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. Before the development hereby permitted is first commenced, full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

*Reason: To ensure property drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.*

9. 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.

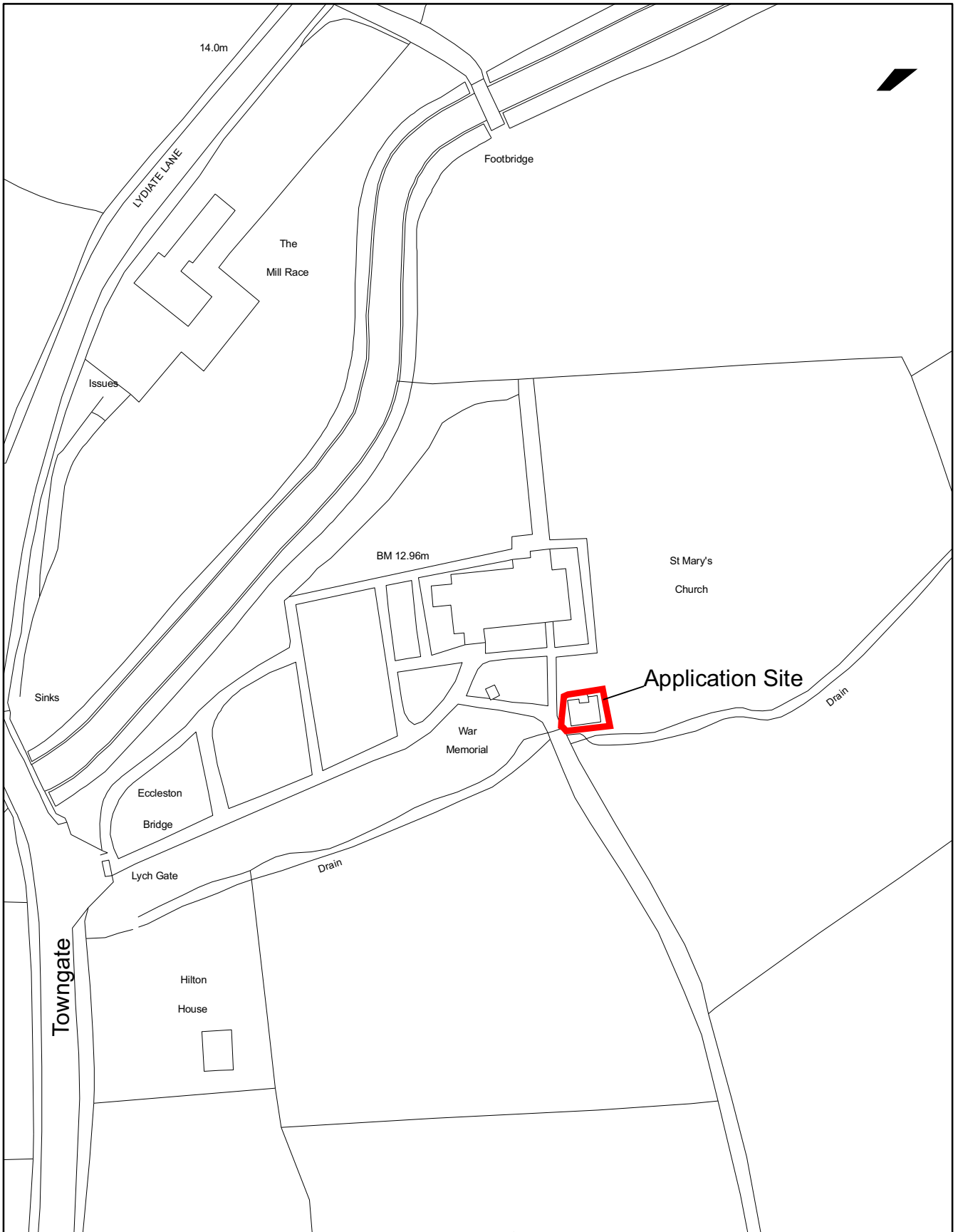
*Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.*

10. 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. HT3 of the Adopted Chorley Borough Local Plan Review.*

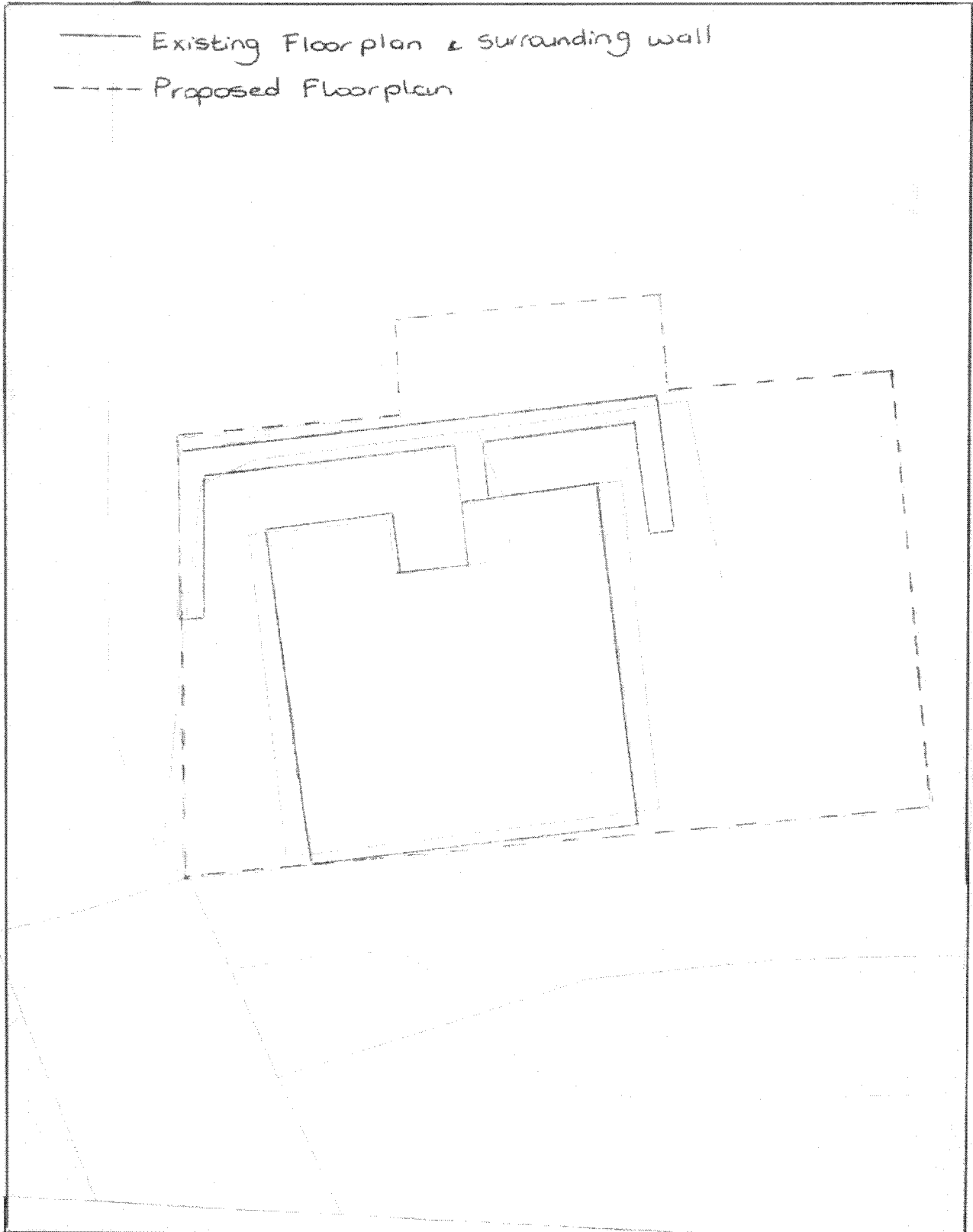
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<p>Application Number:  <b>06/00099/FUL</b></p>	<p>Grid Ref:  <b>E: 351629</b>  <b>N: 417845</b></p>	<p>Scale:  <b>1:1,250</b></p>	<p>Agenda Item No.  <b>B. 2</b></p>

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Application Number: <b>06/00099/FUL</b>	Grid Ref: <b>E: 351629</b> <b>N: 417845</b>	Scale: <b>1:100</b>	Agenda Item No. <b>B. 1</b>

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<b>Item B. 3</b>	<b>06/00167/FUL</b>	<b>Permit (Subject to Section 106)</b>
<b>Case Officer</b>	<b>Miss Nicola Bisset</b>	
<b>Ward</b>	<b>Wheelton And Withnell</b>	
<b>Proposal</b>	<b>Conversion of 3 redundant agricultural buildings to create 3 dwellings</b>	
<b>Location</b>	<b>Drinkwater Farm Pike Lowe Brinscall LancashirePR6 8SP</b>	
<b>Applicant</b>	<b>Mr Andrew Thompson</b>	
<b>Proposal</b>	<p>The application seeks to convert redundant agricultural buildings into three residential dwellings. A detached farmhouse currently occupies the site, 2 large two storey detached barns, one of which has a single storey barn attached to the rear, and two single storey detached outbuildings.</p> <p>The application proposes to leave the farmhouse and single storey store to the south east of the farmhouse untouched at this time. The large detached barn to the north east of the farmhouse (Barn 1) will be converted into one residential dwelling. The large detached barn (Barn 2 and 3) to the immediate east of the farmhouse is proposed to be converted into 2 residential dwellings. This barn currently has an attached single storey barn to the rear. Part of the roof of this single storey barn will be removed retaining the structure as a walled garden area and a single storey store room at the rear of the garden area. The single storey outbuilding at the north-eastern boundary of the site will be retained and converted into garaging with attached storage accommodation</p> <p>The proposal also incorporates the erection of stone walls to create a courtyard area to the rear of the farmhouse and the front of the converted barns</p>	
<b>Planning Policy</b>	<p><b>GN1-</b> Settlement Policy- Main Settlements  <b>GN5-</b> Building Design and Retaining Existing Landscape Features and Natural Habitats  <b>EP4-</b>Species Protection  <b>HS4-</b> Design and Layout of Residential Developments  <b>HS6-</b> Housing Windfall Sites  Conversion of Rural Buildings SPG  Windfall Housing SPG  Interim Planning Guidelines for New Equipped Play Areas</p> <p>Joint Lancashire Structure Plan:  Policy 7- Parking  Access and Parking- Supplementary Planning Guidance</p>	
<b>Planning History</b>	<b>9/05/01077/FUL-</b> Conversion of 3 agricultural buildings to three dwellings. Withdrawn December 2005	
<b>Applicant's Case</b>	During the process of the planning application various amendments have been requested the following points have been	

raised by the agents for the application in respect of various amendment requests:

- They do not wish to include the farmhouse and store within the red line as they do not form part of this application
- The land to the rear of the garages will remain within the ownership of the farmhouse and will be maintained by the owners of the farmhouse.
- Roof lights are required as they serve habitable rooms
- The existing walls on site will be retained
- The cobbled area to the south of barn 2 and 3 will be retained.
- The effluent tank to the south of barn 2 and 3 will be filled in with lean mix concrete and cobbled over.

### **Representations**

4 letters have been received from neighbouring residents querying issues in relation to the proposal. Their comments are as follows:

- Consideration should be given to ensure safe access to the proposed properties.
- Will attention be given to the provision of high quality windows and doors to reflect the quality of the building
- Will the cobbled yard area be retained?
- There appears to be only 2 garage spaces for three proposed properties
- Will the birds that nest in the barns be protected?
- What will the storage areas attached to the garages be used for?
- What will be located at the perimeter?
- Who will be responsible for the grounds maintenance?
- Loss of privacy from new windows
- What will the remaining land be used for?
- What are the plans for fencing/walling?
- The covered in well on the northwest boundary overflows who is responsible for its upkeep?

**The Ramblers Association** have noted that Footpath Withnell 30 is near the proposed development and providing that provision is made for the retention of this footpath they have no objection to the proposal.

### **Consultations**

**Lancashire County Council Ecology** have commented on the bat and bird survey which was submitted with the application and raise the following points:

- No evidence of roosting bats was found. However, the report recommends further surveys prior to the commencement of development. If the presence of roosting bats is detected or suspected during the recommended survey, or at any stage during development works, then works must stop and English Nature must be contacted for advice.
- Works during the bird-breeding season (March to July inclusive) should be avoided where there may be an impact on breeding birds.

**Lancashire County Council Archaeology** request that if the Local Planning Authority is minded to grant planning permission then an archaeological record of the building should be made prior to the conversion works commencing.



**Assessment**

The site is located within Brinscall Village. The buildings which are the subject of this application are the remainder of a farmstead which was originally much larger. Residential properties have been built up around the farm buildings leaving the remaining site, which is unoccupied, within a predominantly residential area.

A similar application was submitted in November 2005 to convert the buildings. However, it was considered that the design submitted was unacceptable and there was a requirement for protected species surveys. The application was subsequently withdrawn.

Following discussions with the agent working on behalf of the owner the design has been amended and the relevant protected species works have been conducted. The properties are not located within the Green Belt and as such the guidance within the Conversion of Rural Buildings SPG does not strictly apply in terms of the requirement to market the barns. However, the general design guidelines found within the Appendix of the SPG does apply as the proposal incorporates the conversion of former agricultural buildings. In terms of the Windfall Housing Policy the buildings are located within 400 metres of a designated shopping centre and are therefore considered to be an exception to the Policy.

The resubmitted application had attempted to satisfy a number of the concerns originally raised in respect of the first application, however there were still a number of design issues which were of concern. The agent was made aware of these issues and the plans have been amended three times during the application process.

It is considered that the current scheme reflects the design principles of the barns. The introduction of window openings has been kept to a minimum in order to retain and respect the character of the barns. Sliding timber doors have been added at the cart door openings to replicate traditional barn doors. The scheme does incorporate roof lights, which breaks up the existing roof plane. The agent states that the roof lights are required to serve habitable rooms. The roof lights will be wholly flush conservation roof lights and minimise the need for additional windows in the elevations.

The application proposes to retain the existing important features including the existing stone walls and cobbled yard area to the south east of the site. The courtyard area will be a communal area and provision has been made for private garden areas within the curtilage of each property.

It is considered that the proposed alterations will not have a detrimental impact on the character or appearance of the barns. The proposal is therefore acceptable in terms of the Conversion of Rural Buildings SPG and Policy GN5.

The barns are surrounded by residential properties. Number 14 Ashmeadow Lane is located to the south of the site, approximately 9 metres away from the barn conversions. The area to the side boundary of number 14 will be the retained cobbled area and used

for private curtilage. There is one ground floor window and one first floor window proposed within the south elevation of the barn to the immediate east of the farmhouse closest to Ashmeadow Lane. These windows will face the blank gable wall of number 14 and it is considered that the proposal will not lead to any loss of amenity in terms of loss of privacy to the detriment of the residents at number 14 Ashmeadow Lane.

There are residential properties located to the rear and the north of the site on Sandringham Drive. The properties to the rear are located at an angle to the barn conversions and are located 16 metres away. The application proposes one new first floor window located within the rear elevation of the barn closest to the properties on Sandringham Drive. This window will not create any loss of amenity in terms of overlooking into the private garden areas, as over 10 metres is retained, however they do not retain the necessary 21 metres window to window distances.

The originally submitted scheme proposed two windows on the rear elevation however the plans were amended during the application process relocating the larger of the two windows on the South elevation. This amended location faces the blank gable wall of 14 Ashmeadow Lane and will not lead to any loss of amenity for the residents at number 14. This relocation has reduced the impact on the neighbours to the rear. The amended plans retain one small first floor window, which will face the end of the cul de sac which serves the properties to the rear.

It is considered, on balance, that the impact of this one small window on the amenities of the neighbours to the rear will be minimal. The properties to the north are located over 23 metres away from the barn conversions. The conversion of the outbuilding into garaging and store rooms is located closer to the boundaries with the properties to the north however the introduction of garaging in this location will not impact on the neighbours amenities.

A barn owl and bat survey have been carried out at the site. Lancashire County Council Ecology are satisfied with the surveys and conditions will be attached to ensure that protected species are not harmed by the development.

In accordance with the Council's Interim Planning Guidelines for New Equipped Play Areas associated with Housing Developments the creation of new residential units requires a financial contribution towards the provision of equipped play areas. The creation of three residential units requires the contribution of £6,963 which will be required as part of the Section 106 agreement.

**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. The permission hereby granted does not imply or grant consent for the demolition and rebuilding of any external walls of the building to be converted, except as may be delineated on the approved plans, within the Building Condition Survey received on 10<sup>th</sup> February 2006 or specifically approved in writing by the Local Planning Authority before the works of conversion are first commenced.

*Reason : To define the permission and to prevent inappropriate rebuilding or new build within an area subject to policies of development restraint and in accordance with the Conversion of Rural Buildings SPG.*

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all walls to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other 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. GN5 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. 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 buildings and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review and the Conversion of Rural Buildings SPG.*

7. 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 buildings and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review and the Conversion of Rural Buildings SPG.*

8. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the remedial repair and repointing of the existing brickwork of the property. The required details shall include the method for maintaining the existing brickwork in situ and include the method of 'raking out' the existing joints, the type of mortar to be used and the finished profile of the pointing.

*Reason : In the interests of the character and appearance of the buildings and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review and the Conversion of Rural Buildings SPG.*

9. 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 buildings and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

10. Notwithstanding the details already submitted, this consent relates to the use of 'flush' fitting roof lights, only in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details shall include the model/make, exact dimensions and the fixing detail (including a cross section) of the roof lights to be used.

*Reason : To protect the character and appearance of the buildings and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review and the Conversion of Rural Buildings SPG.*

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

12. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on 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 of the Adopted Chorley Borough Local Plan Review.*

13. 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.*

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

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

15. No work shall take place during the bird breeding season (March to July inclusive.)*Reason: To avoid disturbing nesting birds and in accordance with Policy EP4 of the Adopted Chorley Local Plan Review.*

16. This consent relates to the following plans and amended plans:

Plan Ref.	Received On:	Title:
GA 1290/7 Rev b	30 <sup>th</sup> March 2006	Site Plan-curtilage for dwellings

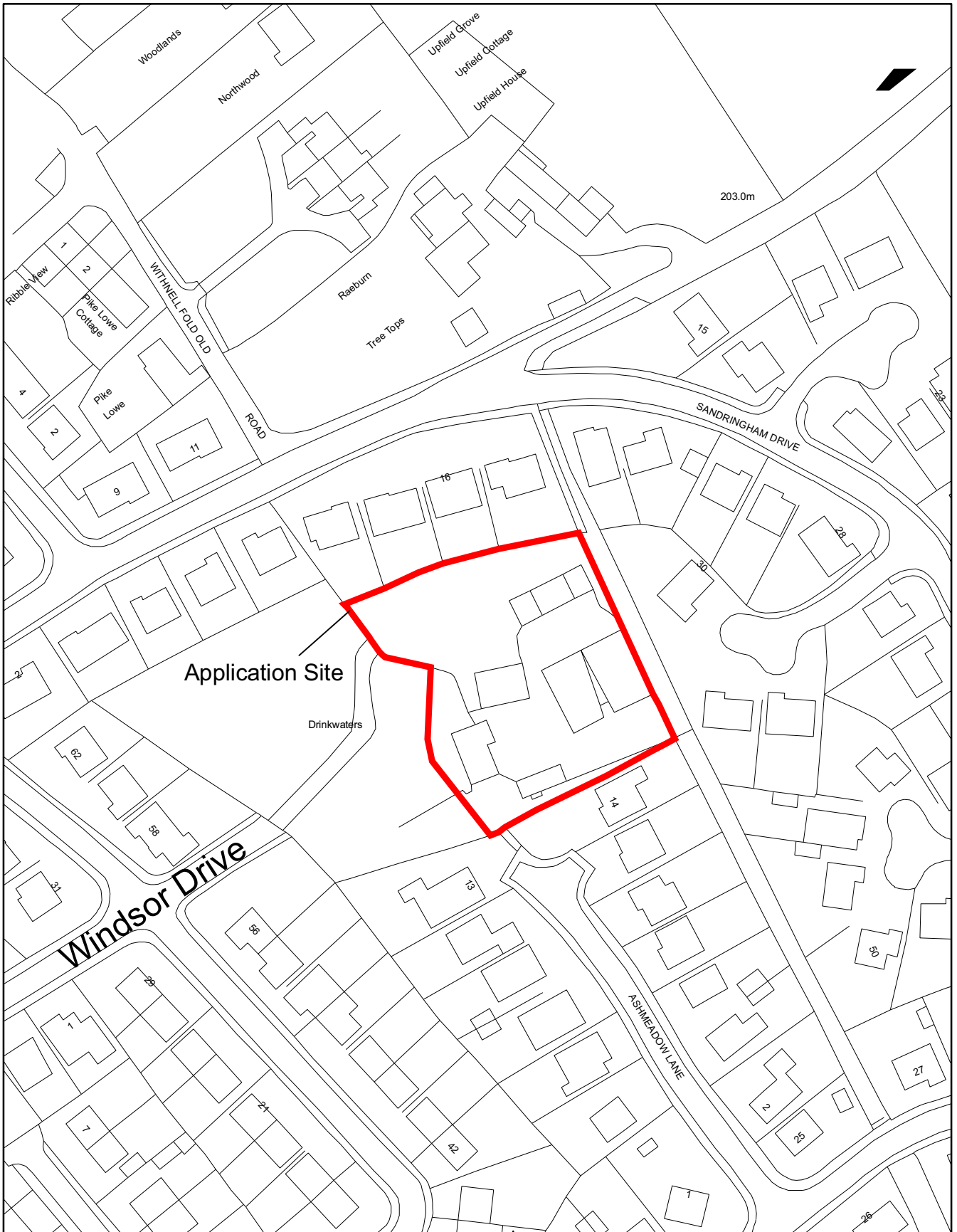
	30 <sup>th</sup> March 2006	Stone Wall
GA1290-6 Rev c	11 <sup>th</sup> April 2006	Proposed elevations and floor plans (Barn 1)
GA 1290-3 Rev c	11 <sup>th</sup> April 2006	Proposed elevations and floor plans (Barns 2 and 3)
GA1290-2 Rev a	23 <sup>rd</sup> March 2006	Existing elevations and floor plans (Barn 2 and 3)
	23 <sup>rd</sup> March 2006	External Works Detail- High Match Board Gate
GA1290-5	10 <sup>th</sup> February 2006	Existing Elevations and floor Plans (Barn 1)
GA1290-7	10 <sup>th</sup> February 2006	Existing elevations and floor plans – outbuildings
GA1290-9	10 <sup>th</sup> February 2006	Proposed garages and stores
GA1290/7 Rev a	23 <sup>rd</sup> March 2006	Site Plan

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

17. The cobbled area, indicated on the Site Plan received on 30th March 2006, to the south east of the site shall be retained at all times hereafter and the cobbles shall not be removed without the prior written consent of the Local Planning Authority. Reason: To protect the character and appearance of the site and in accordance with Policy GN5 of the Adopted Chorley Local Plan Review and the Conversion of Rural Buildings SPG.

18. The development hereby permitted shall not commence until full details of the colour, form and texture of the ground surfacing materials for the access road (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.

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 Head of Development and Regeneration  
 Chorley Borough Council

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Application Number:  
**06/00167FUL**

Grid Ref:  
**E: 362514**  
**N: 421813**

Scale:  
**1:1,250**

Agenda Item No.  
**B. 3**

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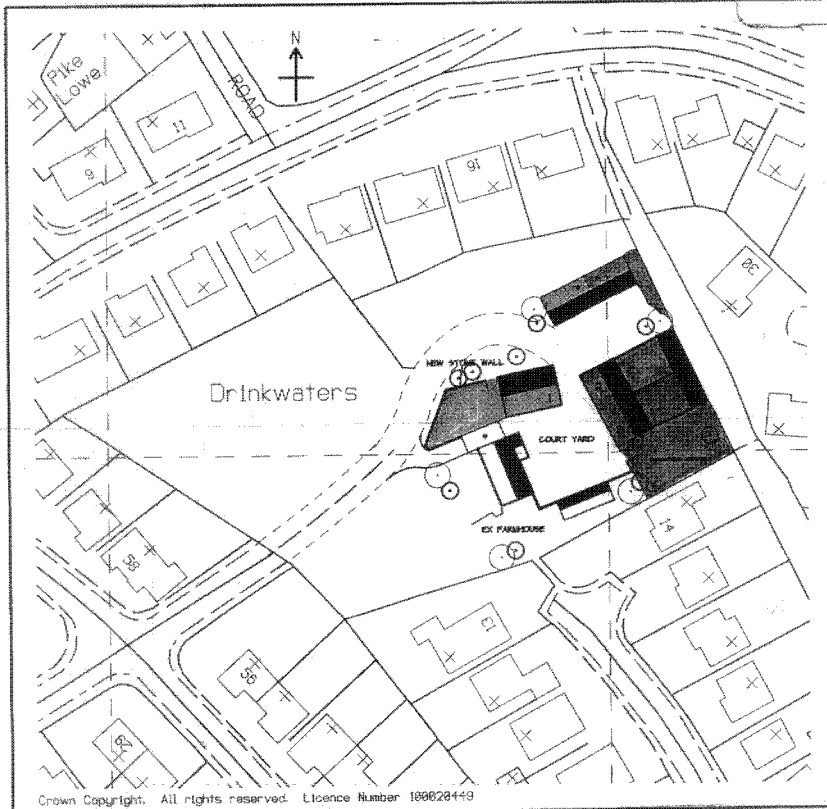
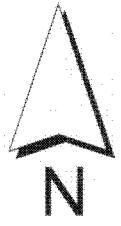
A curtilage for dwellings

# S I T E P L A N

CHORLEY BOROUGH COUNCIL  
30 MAR 2006

APPLICATION No. 06/00167

AMENDED PLAN



AMENDED  
PLAN

**GrahamAnthonyAssociates.com**  
planning & building design • tel. 01695 604514

client	MR. A THOMPSON	project	DRINKWATERS FARM
date	24/02	drawing no.	GA 1290/7 B

amended 03/06 planning amendments a  
amended 03/06 planning additional amendments b

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<p>Application Number: <b>06/00167/FUL</b></p>	<p>Grid Ref: <b>E: 362514</b> <b>N: 421813</b></p>	<p>Scale:</p>	<p>Agenda Item No. <b>B. 3</b></p>

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<b>Item B. 4</b>	<b>06/00210/COU</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Miss Caron Taylor</b>	
<b>Ward</b>	<b>Eccleston And Mawdesley</b>	
<b>Proposal</b>	<b>Change of use of existing shop (A1) to A3 (Restaurants, snack bars or cafes)</b>	
<b>Location</b>	<b>Nevins Ltd 2 Lawrence Lane Eccleston Lancashire PR7 5SJ</b>	
<b>Applicant</b>	<b>United Estates Services Ltd</b>	
<b>Proposal:</b>	The application is for a change of use from Class A1 (shops) to Class (A3), which since April 2005 covers restaurants, snack bars and cafes. The applicants have not specified which of these uses they propose to use the building for.	
<b>Background:</b>	The application property is situated at no. 2 Lawrence Lane, Eccleston, towards its junction with The Green. The premises are currently standing empty but were last used as a Co-op Late Shop (Use Class A1). The site is opposite the old Church Hall (now empty) and has a garage to the rear. To the northeast is a furniture shop and to the southwest are the rear gardens of the properties on The Green.	
<b>Planning History:</b>	<p>There have been a number of planning applications at the site:</p> <ul style="list-style-type: none"> <li>• 01/00564/FUL Installation of cash machine to front (Co-Op). Permitted</li> <li>• 01/00565/ADV Erection of internally illuminated projecting sign to front (Co-Op). Permitted.</li> <li>• 02/00194/FUL Erection of 1.0m diameter satellite antenna on wall mount (retrospective), (Co-Op). Permitted.</li> <li>• 95/00521/FUL Erection of 1.2 metre satellite dish to side (Co-Op). Permitted.</li> <li>• 87/695/FUL Alterations to shop front (Nevins Supermarket). Permitted</li> <li>• 78/1120/FUL Erection of illuminated sign (Nevins supermarket). Permitted</li> <li>• 4951 (1965) Change of use from cinema to car showroom (including extensions). Permitted.</li> </ul>	
<b>Planning Policy:</b>	GN3: Development in Eccleston EP20: Noise EP21: Air Pollution SP8: Small Scale Retail Developments TR4: Highway Development Control Criteria	
<b>Consultations:</b>	<b>Lancashire County Council Highways:</b> State that with the extant permission for the premises and previous use as a local convenience store (open until late at night), it would be difficult to substantiate any highway objection at appeal. In these circumstances they have no objection to the proposed development.	

**Head of Environmental Services:** Having consideration to the proposed use of the premises and its location, I feel that it is likely that cooking odours and noise from extraction equipment and the general activities of the business could be noticeable to residents nearby, as the premises in question are situated in a residential area.

**Representations:** Five letter of representation have been received as a result of neighbour consultation. Their concerns can be summarise as:

- Although it would improve the surroundings for at least one derelict building there are concerns regarding parking
- Customers may block the access to the rear of the terraced properties, which is almost opposite the application property
- It will increase congestion in the area
- The number of parking spaces is insufficient and will result in vehicles parking in front of residential properties. The previous shop utilised the village hall car park
- It will result in odours to surrounding properties, litter and vermin
- It will result in noise and disturbance to residents during the evening and night
- Further traffic could increase the likelihood of accidents at the junction of Lawrence Lane and The Green
- There are already adequate eating establishments in the village
- A snack bar will be a meeting place for the unruly

**Assessment:**

The property was last used as a convenience store. Small retail developments outside designated shopping areas (which this site is), are covered by Policy SP8 of the Adopted Chorley Borough Local Plan Review. However, this policy does not seek to protect or prevent existing shops from changes of use so the proposals are not contrary to this policy.

Policy GN3 states a number of criteria that development in Ecclestone will be restricted to. This includes the reuse of existing buildings and therefore the proposals comply with this policy.

Highways

The existing lawful use of the property is as a shop, and this is therefore a material consideration in deciding the application. The use of the premises for A1 goes back to the 1970s and therefore there are no opening hours restrictions on the premises. Prior to this the property had been used as a cinema and had permission to be used as a car showroom. The A1 use could be resumed without planning permission being required with unlimited opening hours.

In terms of parking, I agree with many comments made by the local residents. In terms of the Lancashire Parking Standards (which are set out as the maximum allowed, rather than the minimum), an A1 use at the site would allow a maximum of 26 spaces, whereas an A3 would allow a maximum 46 spaces. The current property has an area of forecourt parking, which provides for approximately 6 cars. However, in terms of the likely amount of

traffic to be generated by the proposal, it is not considered that an A3 would result in a significant increase beyond that which could be expected to result from a resumption of the existing lawful A1 use at the site. Although residents state that the Co-Op late shop utilised the village hall parking area, which is now unavailable, the lawful use could still be resumed without it as there was no condition on the previous permission that this should be provided. It was an informal arrangement between the two owners. In light of the existing use the Highways Authority have no objection to the proposal so it would be difficult to substantiate a refusal in terms of policy TR4.

#### Neighbour Amenity

The same issues surrounding the properties lawful use also arise in terms of neighbour amenity as the property currently has no hours restriction on it. Again, it is not considered that an A3 use would result in a significant increase beyond that which could be expected to result from a resumption of the existing lawful A1 use at the site. This is particularly the case bearing in mind its use as a convenience store that was open in the evenings. Therefore, the impact of the proposals would not be so significantly different in terms of policy EP20: Noise and EP21: Air Pollution to its lawful use.

Circular 11/95: The Use of Conditions in Planning Permission, states that conditions can enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. In this case applying a condition requiring details of an extraction system to be provided and approved in writing before development is commenced would ensure that a satisfactory system was put in place to protect neighbours from unacceptable levels of noise and odours and ensure it is erected on an elevation of the building away from residential properties.

#### **Conclusion:**

While I accept the concerns of residents, the lawful use of the property must be given significant weight in deciding the application. As stated above, it is not considered that an A3 use would result in a significant increase in parking or neighbour amenity issues beyond that which could be expected to result from a resumption of the existing lawful A1 use at the site, to warrant refusal of the application. On that basis any refusal would be very difficult to substantiate at appeal on these grounds. Bearing that in mind the application is recommended for approval subject to the following conditions.

#### **Recommendation: Permit Full Planning Permission Conditions**

1. The use hereby permitted shall be restricted to the hours between 08.00 and 23.30.  
*Reason: To safeguard the amenities of local residents and in accordance with Policy No. EP20 and EP21 of the Adopted Chorley Borough Local Plan Review.*
2. The proposed development must be begun not later than three years from the date of this permission.  
*Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.*
3. Before any works to implement this permission are commenced full details of the fume extraction and filtration system to be installed at the premises (notwithstanding any such details previously submitted) shall have been submitted to and approved in writing by the Local Planning Authority.

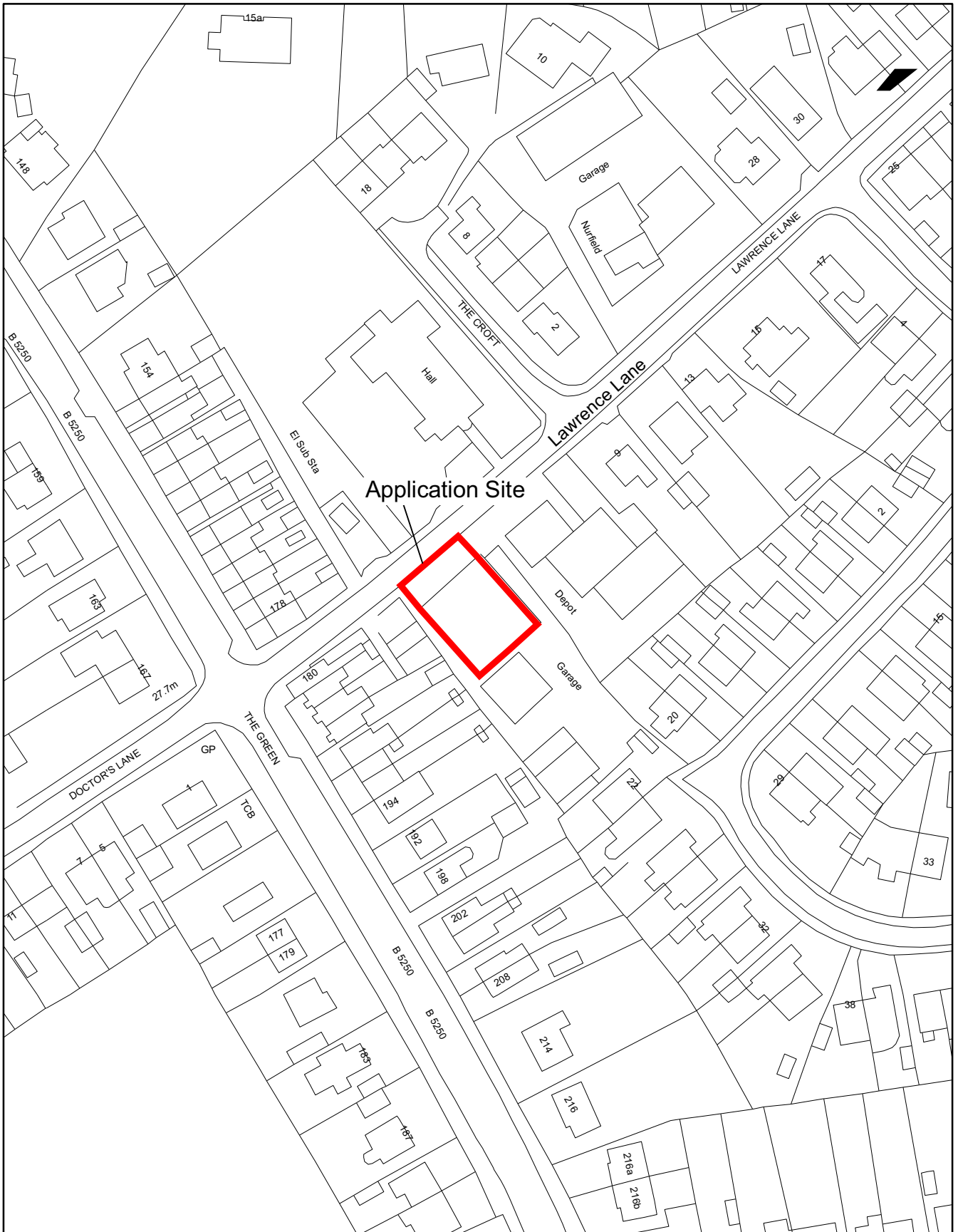
The system shall be installed in accordance with the approved details prior to the commencement of the use of the premises hereby permitted and retained in operation at all times thereafter.

*Reason: To safeguard the character and appearance of the area and amenities of local residents, in accordance with Policy GN1 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.*

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Application Number:

**06/00210/COU**

Grid Ref:

**E: 352100  
 N: 417087**

Scale:

**1:1,250**

Agenda Item No.

**B. 4**

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**Item B. 5**                      **06/00218/COU**                      **Permit Full Planning Permission**

**Case Officer**                      **Mr David Stirzaker**

**Ward**                                      **Clayton-le-Woods West And Cuerden**

**Proposal**                              **Change of use from 10 bed residential dwelling to a special needs day school**

**Location**                              **Roselyn Wigan Road Clayton-Le-Woods Leyland PR25 5SD**

**Applicant**                              **Ms Sharon Damerall And Ms Kirsty Willacy**

**Proposal**                              This application proposes the change of use of a large detached residential property to a special needs day school. The property (Roselyn) is sited on the corner of Wigan Road and Moss Lane in the Green Belt to the west of the Clayton-Le-Woods settlement area. The school would cater for 40 pupils although they would not be on site at the same time due to attendance at vocational colleges.

**Applicants Case**                      The applicant has provided the following in support of the application: -

- There will not be any external changes only minor changes to the internal layout.
- It is anticipated that pupils will be referred from all over Lancashire, particularly Preston, Leyland and Chorley.
- Minor changes to the grounds, which comprise of the formation of a car parking area and the felling of trees to facilitate the car park.
- Additional planting is proposed to create picnic and play areas and mitigate noise disturbance.
- Vehicle traffic will not significantly increase and the use of MPV transport, car pooling and public transport will be encouraged.
- There will be no additional off site parking.
- No major environmental impact
- Local community benefit – it has been established that there is a local specialist learning school of this nature in the area. The majority of pupils will be from the local catchment area and there will potentially be 13 new jobs created comprising of teachers, learning support assistants, administration and auxiliary staff.
- The school will operate between the hours of 08:30 and 16:30 and only 38 weeks in the year.
- The applicants have significant experience in Special Needs Education and intend to manage the school as Head Teacher and Deputy Head Teacher.
- Pupils will only use the external recreation areas in good weather although there will be internal recreation space therefore limiting the amount of young people on outside activities.
- Pupils would be accessing local college facilities for vocational study hence there would not be 40 pupils in the school at any one time.

<b>Planning Policy</b>	<p>DC1 - Development in the Green Belt</p> <p>EP9 - Trees &amp; Woodlands</p> <p>TR4 - Highway Development Control Criteria</p> <p>TR8 - Parking Provision Levels (Superseded by Policy 7 of Joint Lancashire Structure Plan 2001 – 2016)</p>
<b>Planning History</b>	<p>86/00607/COU - Change of use to rest home for six persons (permitted)</p> <p>99/00459/FUL - Single storey front extension (permitted)</p> <p>03/01194/COU - Change of use from residential rest home to private dwelling (permitted)</p>
<b>Representations</b>	<p>Three letters of objection have been received, the contents of which can be summarised as follows: -</p> <ul style="list-style-type: none"> <li>• Visitors will park on Moss Lane leading to leading to complaints followed by a proposal for more on site parking</li> <li>• The site is not easily accessed by public transport and Wigan Road is extremely busy with no crossing point and no pavement on the west side adjacent to Roselyn</li> <li>• There is no existing screening in place between the application site and the adjacent residential property and safety and security will therefore be a problem</li> <li>• On pure educational grounds, the proposal appears to be superfluous</li> <li>• A day school is not in keeping with the residential character of Moss Lane</li> <li>• The applicant has underestimated the number of visiting vehicle which will park on Moss Lane leading to highway safety problems</li> </ul>
<b>Consultations</b>	<p>Clayton-Le-Woods Parish Council have not made any comments on the application.</p> <p>The Head of Environmental Services, the Highways Agency and CBC Highways have not raised any objections to the application.</p> <p>LCC (Highways) have no objections to the proposal subject to a condition requiring the existing access onto Wigan Road being closed and the footway made up accordingly so as the access from Moss Lane become the only access to the site.</p> <p>The Architectural Liaison Officer has not raised any objections to the principle of the proposal subject to improving the available natural surveillance of the car parking area.</p> <p>The Council's Landscape Assistant has raised no objection to the principle of the proposal subject to clarification of how the play area will be surfaced, boundary treatment and clarification as to when trees will be removed.</p>
<b>Assessment</b>	<p>As already detailed, there will be no external changes to the property and whilst a car parking area is being proposed, it will be well screened from public vantage points and the applicant proposes the use of grasscrete or similar to mitigate the visual</p>

impact of the large area of hardstanding whilst a condition is recommended requiring additional landscaping where necessary. On this basis, it is considered that the proposal will not harm the character and appearance of the street scene as the property and site will retain its residential appearance.

In terms of residential amenity, the concerns of residents have been noted and a condition is recommended that requires the applicant to submit a scheme of boundary planting/fencing as and where required. It should also be noted that the Head of Environmental Services has not raised any objections to the proposal and to impose conditions requiring children only use a specific area of the grounds for breaks/play would be incredibly difficult to enforce. The property benefits from substantial grounds, which for the most part are well established and defined. Notwithstanding this, it should be borne in mind that the property was up until 2003 used as a nursing home whereby staff and vehicular movements would have undoubtedly been more spread throughout the course of a day due to the nature of the residential care requirements. Also, as the property comprises of 10 bedrooms and is currently in residential use, it can accommodate a substantial family with associated car ownership levels and domestic use/activity with the grounds and property.

In terms of the comments raised regarding highway matters, LCC (Highways) recommendations are the subject of an appropriate condition. The concerns of residents are noted in terms of on street parking, however, the level of parking being proposed is in line with LCC standards for the use being proposed subject to four of the spaces being made available for dropping off for which amended plans are currently being awaited along with details of a cycle and motorcycle parking space.

The comments of the Architectural Liaison Officer have been forwarded to the applicant to be addressed. The amended details will be reported in the addendum.

Condition are recommended covering boundary planting and fencing along with landscaping in general to reduce any impact from children utilising the grounds of the property although the site plan does specifically allocate an area of the garden as a play area which is away from the boundary with the nearest adjacent residential property.

In terms of the objection questioning the educational necessity for the proposal, the applicants supporting submission states that research has been undertaken to demonstrate that a need exists. There is no reason to doubt this given the applicant is clearly going to have to undertake investment into the proposal to make the property suitable for use as a special needs day school although LCC Education Department have been consulted hence if comments are received they will be reported in the addendum.

## **Conclusion**

On the basis of the above, it is considered that the proposal accords with the requisite planning policies hence it is recommended that the application be permitted subject to the recommended conditions.

**Recommendation: Permit Full Planning Permission  
Conditions**

1. The premises shall be used as a special need day school only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

*Reason: To protect the amenities of local residents and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.*

2. No development shall take place until a scheme of landscaping including the site boundaries has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail, which may be shown on the approved plans. 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 and indicate the types and numbers of trees and shrubs to be planted within the site and along its boundaries, their distribution on site, those areas to be seeded, paved or hard landscaped; details of the play area surfacing 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. No development hereby permitted shall be undertaken until full details of how the car parking and vehicular manoeuvring areas will be surfaced has been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review as superseded by Policy 7 of the JLSP 2001 – 2016.*

5. Prior to the use of the premises hereby permitted is first commenced, the car park and vehicle manoeuvring areas shall be surfaced, drained and marked out all in accordance with the approved details. 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 as superseded by Policy 7 of the JLSP 2001 – 2016.*

6. This permission does not imply or grant consent for any form of illumination to the car parking and vehicular manoeuvring areas.

*Reason : To define the permission and in the interests of the amenities of the occupiers of neighbouring properties and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.*

7. 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.*

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 the approved plans) shall have been submitted to and approved in writing by

the Local Planning Authority. The property shall not be used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

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

9. The existing access onto the A49 shall be physically and permanently closed and the existing verge/footway and kerbing of the closed vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads prior to the property being used pursuant to the permission hereby granted.

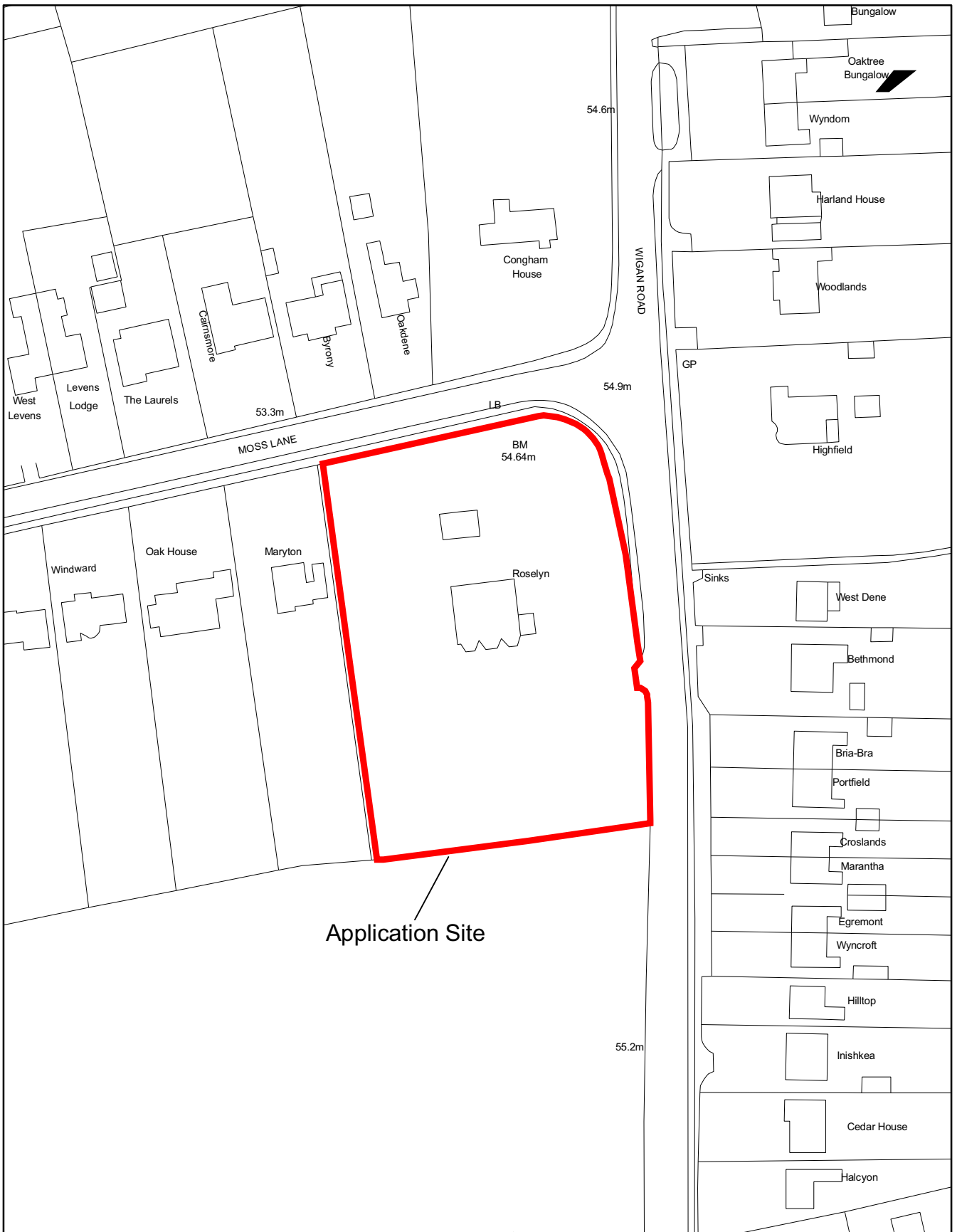
*Reason: To limit the number of access points to, and to maintain the proper construction of the highway and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.*

10. No more than 40 pupils shall be enrolled and taught at the special needs day school hereby permitted at any one time.

*Reason: To define the permission and in accordance with Policy Nos. DC1, TR4 and TR8 (superseded by Policy 7 of the Joint Lancashire Structure Plan 2001 – 2016) of the Adopted Chorley Borough Local Plan Review.*

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Application Site

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 Chorley Borough Council

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Application Number:  
**06/00218/COU**

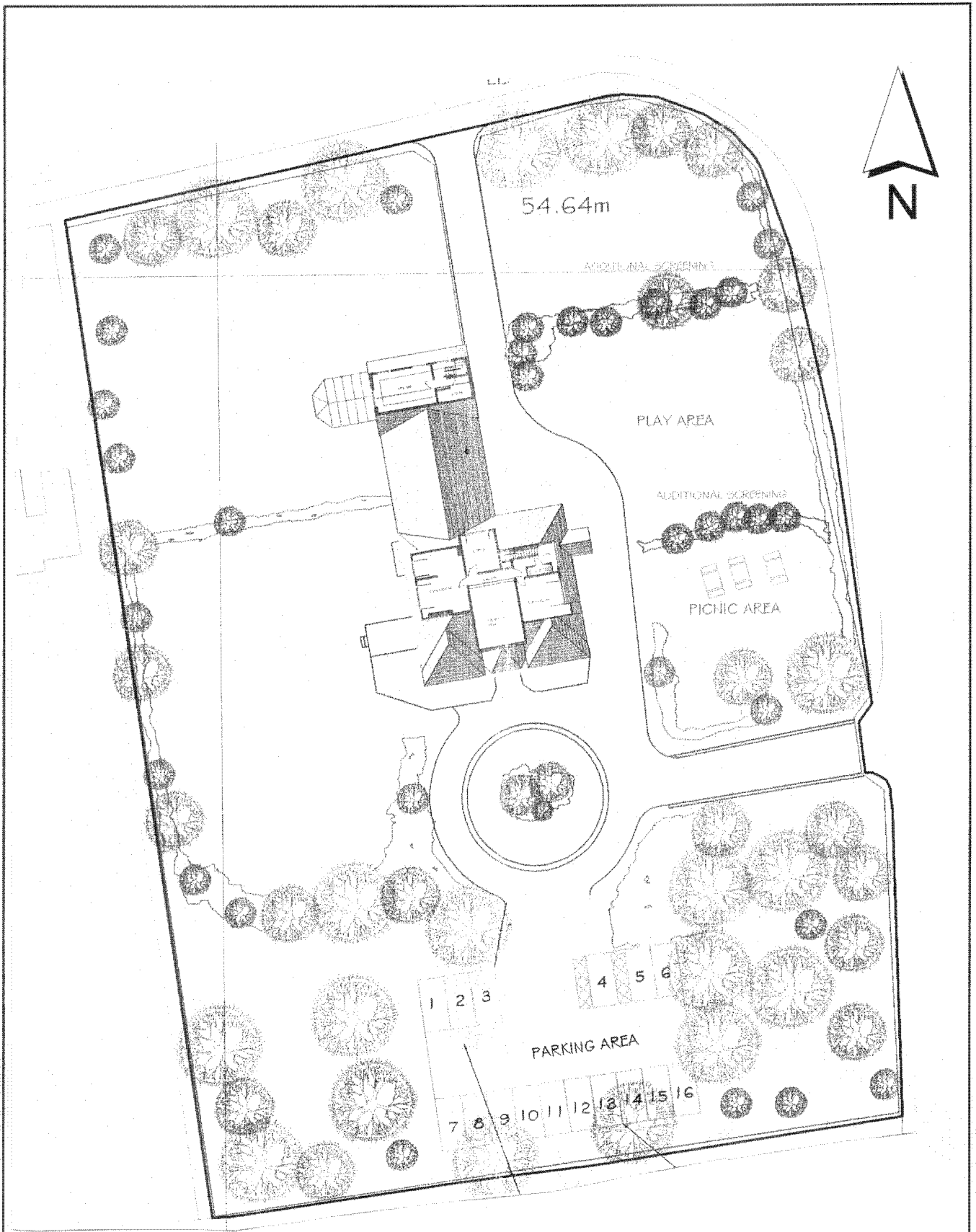
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**E: 355622**  
**N: 422669**

Scale:  
**1:1,250**

Agenda Item No.  
**B. 5**

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 Chorley Borough Council

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Agenda Item No.

B. 5

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**Item B. 6**                      **06/00252/FUL**                      **Permit Full Planning Permission**

**Case Officer**                      **Mr David Stirzaker**

**Ward**                                      **Coppull**

**Proposal**                              **Extension of existing premises and the erection of a new building**

**Location**                              **Rema Tip Top UK Ltd Mill Lane Coppull Chorley Lancashire**

**Applicant**                              **S Norris**

**Proposal**                              This application relates to a site located to the north of the grade II listed Coppull Ring Mill, which is accessed from Mill Lane. The site is located within the settlement of Coppull and is home to Rema Top Top Uk Ltd, a company which provide specialist rubber lining services for industrial tanks and flow meters. The company is a specialist UK subsidiary of its parent company whose headquarters are in Germany.

The proposal comprises of an extension to an existing building and the provision of a new building both constructed from steel frames externally clad with plastisol coated metal sheeting. The extension is to be sited on the north end of the existing building and measures 17m wide by 18.9m deep by 4m to eaves and 5.4m to the ridge. The freestanding building measures 20m wide by 15m deep by 7.7m high.

**Applicants Case**                      The applicant has provided the following information in support of the application: -

- The company has been successful in securing an ongoing contract for the rubber lining of flowmeters from Siemens Flow Instruments based in Stonehouse, Gloucestershire.
- In the last four months the number of units being produced has filled the production area to capacity and as a consequence all of the goods cannot be housed undercover, which is actually a client requirement.
- The projected number of units that will need to be processed at the Coppull site will increase from 7000 to 10,000 per annum, which will account for 65-70% of turnover which has prompted company headquarters in Germany to sanction £200,000 for buildings to develop the Coppull site as the company's UK centre of excellence for corrosion protection.

With this expansion the company wants to achieve the following: -

- Provide sufficient covered area to house all components and equipment on the site.
- Improve the general appearance of the site and buildings with landscaping to reflect the international standing of the company.

- Comply with client requirements so that a long term contract can be secured and provide job security for up to 30 employees.
- Relocate the UK industrial sales team from Leeds to Coppull to make this centre of Industrial Operations.
- In achieving these aims there will be a benefit to the local community and businesses from the employment generated and the sourcing of goods and services locally where a competitive provider can be found.
- Impact on traffic will be negligible as current transport can cope with the unit increase and the sales team spend 90% of their time 'on the road' and the extra staff are already chosen and live close to the site.

The applicant is to submit amended plans as the freestanding building has been drawn incorrectly in that the height to eaves of the elevation facing the listed Mill should be 3.9m, not the 4.9m shown on the plans. The building is also to be moved a further metre from the boundary to enable landscaping.

**Planning Policy**

GN1 -	Main Settlements
GN5 -	Building Design & Landscaping
HT3 -	Setting of Listed Buildings
EM2 -	Development Criteria for Industrial/Business Development
TR4 -	Highway Development Control Criteria
EP20 -	Noise

**Planning History** 03/00370/FUL - Extension to General Industrial Building (B2) and addition of three autoclaves, siting of portacabin and relocation of polytunnel, for storage purposes (permitted).

**Representations** Three letters objecting to the application have been received, the contents of which are summarised as follows: -

- The site generates noise disturbance throughout the day as well as fumes.
- Large vehicles including cranes for unloading the tanks have to pass along Mill Street which is a very narrow residential street therefore resulting in danger to the public.
- Litter is a problem on the site and some litter including sacks is blown onto the railway line then into the housing estate.
- The extension will lead to light being blocked from the back of 30 Longfield Avenue.
- This type of industrial work is not suited to being in close proximity to a residential estate.

**Consultations** The Head of Environmental Services has raised no objection to the principle of the application but recommended that a condition be imposed requiring all works to be undertaken inside the buildings with doors remaining closed at all times.

The Ramblers Association has no objections to the proposal.

CBC (Highways) make no comment on the application.

Coppull Parish Council raise no objections but have expressed

concerns that local residents were concerned about additional traffic and noise, hence this should be taken into account.

LCC (Highways) consultation response has not yet been received and will accordingly be reported in the addendum.

The Councils Urban Designer & Conservation Officer has commented that whilst the freestanding building will impact upon the setting of the listed Mill, bringing the existing industrial use under cover will improve the amenity of the site and its impact on the listed Mill assuming a robust condition can be imposed which can be enforced if necessary. The reduction in the eaves height of the freestanding building to the elevation nearest the listed Mill combined with a landscaping scheme should minimise the impact.

### **Assessment**

The proposed extension is to be sited on the north end of a building which itself is a recent extension approved in 2003 (ref no. 03/00370/FUL). The extension being proposed is of a lower overall height and it is expected materials will match the building to which it will adjoin. In terms of outward impact, the extension runs the same parallel distance from the site boundary as the existing building and views of it from the east will be limited by the existing tree coverage on either side of the railway line which runs along the eastern side of the site. The applicant has also agreed to landscape the boundaries of the site to mitigate to limit further outward impact to the north and west of the site.

The design of the freestanding building and the extension are typically utilitarian which is to be expected given the context of an industrial use. It is not therefore considered that the extension and freestanding building will result in harm to visual amenity and the character and appearance of the locality. It should also be noted that the nearest residential property to the extension is approx. 25m to the east on the other side of the railway line to the east whereby views are limited/broken up by the said trees lining the railway line.

An objection has also been raised citing a potential loss of light to 30 Longfield Avenue. However, the extension will be approx. 25m from the rear of this property and the intervening distance comprises of the tree lined railway line. Notwithstanding this, the overall height of the building at 6m is similar to that of a typical house hence it is not considered that the extension will lead to a detrimental loss of light for the occupiers of this property or those adjacent to it.

With reference to the objections citing noise and disturbance, the comments of the Head of Environmental Services have been put to the applicant who advises that to require the doors to be closed at all times is not practical due to the need to load and unload products mainly by forklift truck. However, as a compromise, the applicant has agreed to a condition requiring all works to be undertaken within the buildings. The objections regarding noise have been duly noted and hopefully the new building and extension will mean activities no longer takes place externally although if noise is found to be an ongoing problem, the matter is open to investigation and appropriate action if necessary by the Council's Environmental Health Officers under the requisite legislation.

The adjacent Coppull Mill is a Grade II listed building. The

Council's Urban Design & Conservation Officer has commented that whilst the freestanding building will impact upon the setting of the Mill, the benefit of bringing the industrial use under cover will improve the overall amenity and setting of the Mill. It is therefore considered the proposal accords with the objectives of Policy HT3.

Access to the site is from Mill Lane then via a road on the eastern side of Coppull Mill whilst parking is shared with the said Mill whereby sufficient provision is currently available. In terms of the impact of the proposals on traffic and highway safety and the objections citing this, the comments of LCC (Highways) have not yet been received hence they will be reported in the addendum.

### **Conclusion**

On the basis of the above, it is considered that this application meets with the objective of the requisite Local Plan Policies, particularly EM2, GN5 and HT3 hence it is recommended that planning permission be granted subject to the recommended conditions.

### **Recommendation: Permit Full Planning Permission Conditions**

1. No development shall take place until a scheme of landscaping for the site boundaries has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate all existing trees and hedgerows along the boundaries; 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 and their distribution along the site boundaries, those areas to be hard surfaced; and detail any changes of ground level or landform associated with the provision of the boundary landscaping.

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

2. All planting comprised in the approved details of boundary landscaping shall be carried out in the first planting season 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 10 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 Nos. GN5 and HT3 of the Adopted Chorley Borough Local Plan Review.*

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

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

4. The tank and polytunnel frame structure currently sited adjacent to the western boundary shall be permanently removed from the site within one year of the date of the permission hereby granted.

*Reason: In the interests of the visual amenities of the site and in accordance with Policy Nos. GN5, HT3 and EM3 of the Adopted Chorley Borough Local Plan Review.*

5. There shall be no outside storage of products, raw materials, waste materials and associated equipment on any part of the site. All storage of such products and materials shall only take place inside the existing buildings and those approved by the permission hereby granted.

*Reasons: In the interests of the visual amenities of the site and locality and in accordance with Policy Nos. GN5, HT3 and EM2 of the Adopted Chorley Borough Local Plan Review.*

6. All working activities shall at all times be carried out only within the existing buildings and those approved by the permission hereby granted. There shall be no working activities undertaken outside of these buildings on any part of the site apart.

*Reason: To safeguard residential amenity and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.*

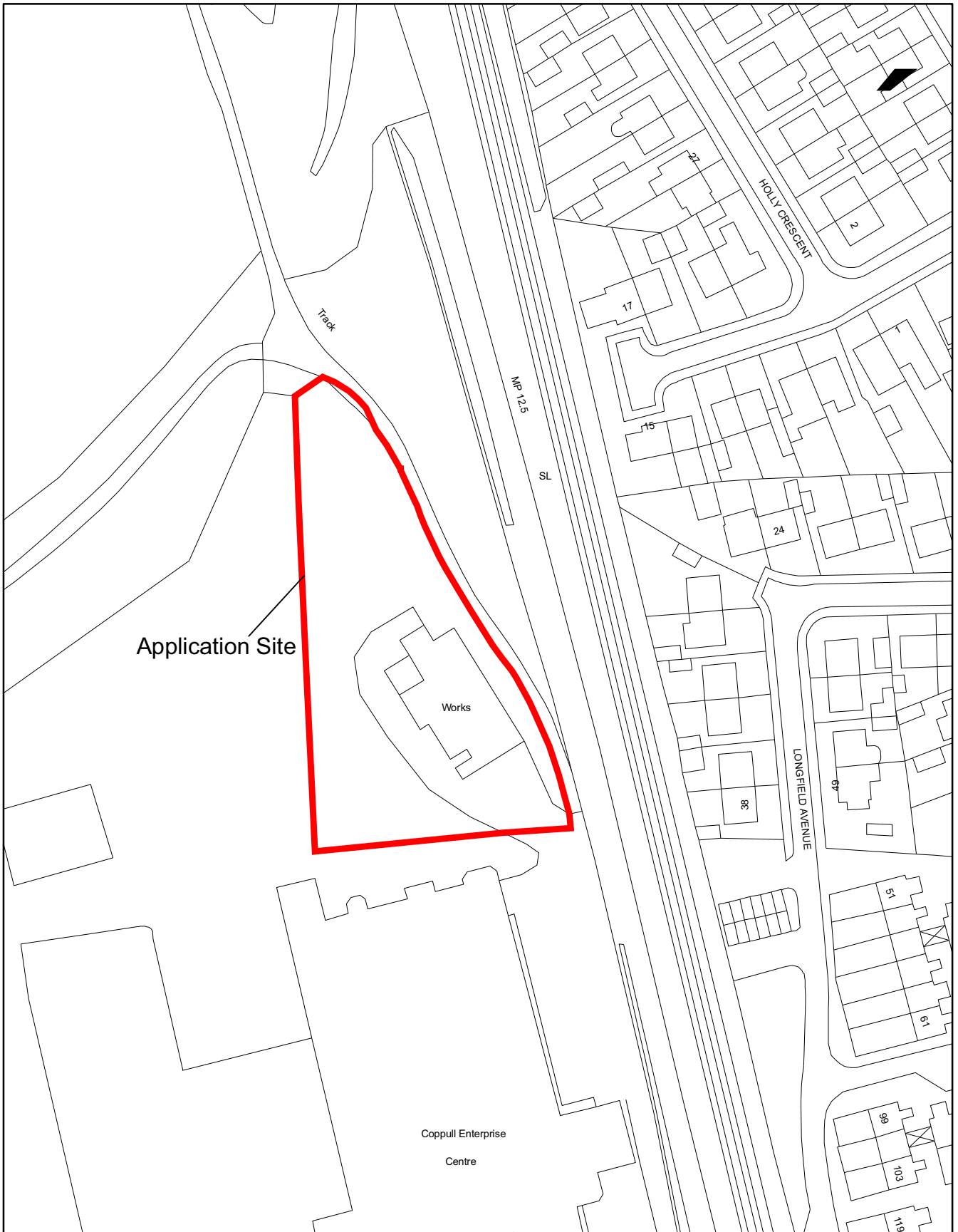
7. The proposed development must be begun not later than three years from the date of this permission.

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

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

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Application Number:  
**06/00252/FUL**

Grid Ref:  
**E: 356339**  
**N: 414827**

Scale:  
**1:1,250**

Agenda Item No.  
**B. 6**

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**Item B.7**                      **06/00271/FUL**                      **Permit Full Planning Permission**

**Case Officer**                      **Miss Nicola Bisset**

**Ward**                                      **Coppull**

**Proposal**                              **Proposed Clubroom/Function Room extension, Referee's changing room and players toilet and the erection of a mesh ball stop fence on the ground approx 80sq. metres**

**Location**                              **Coppull United Football Playing Field Springfield Road  
Coppull Lancashire**

**Applicant**                              **Coppull United Football Club**

**Proposal**                              The application is for the erection of a clubroom/function room extension, the erection of referees changing room and player's toilet and the erection of a mesh ball stop fence on the playing field.

The proposed clubroom/function room extension will be single storey and attached to west of the building. This extension measures 9.7 metres by 6.3 metres. The changing room/players toilets extension will be attached to the north of the building and measures 3.6 metres by 9.04 metres. The mesh ball stop fence will be erected at the western end of the football pitch and will be 30 metres wide and 6 metres high.

**Planning Policy**                      **DC1-** Development in the Green Belt  
**LT14-** Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space  
**PPG2-** Green Belts

**Planning History**                      **91/00894/FUL-** Use of land for sports field entailing change in ground levels and the development of associated changing facilities and car park. Permitted January 1992

**93/00612/FUL-** Erection of a single storey building for use as changing accommodation for Coppull United FC. Permitted November 1993

**97/00139/ADV-** Display of advertisement boards around perimeter fence. Permitted Development

**98/00025/FUL-** Retrospective application for retention of barrier type gate at entrance. Permitted February 1998

**99/00045/FUL-** Erection of 6 floodlighting columns, 11 metres high with 2,000 watts lighting capacity. Permitted August 1999

**99/00717/FUL-** Retention of portable steel storage container. Permitted November 1999

**99/00718/FUL-** Retention of satellite dish on changing pavilion. Permitted November 1999

**99/00719/FUL-** Removal of condition 8 on planning permission

9/93/612. Permitted December 1999

**05/00906/FUL-** Erection of clubroom/function room extension, proposed referees changing and player's toilet extension and erection of mesh ball stop fence on ground. Withdrawn October 2005.

### **Applicant's Case**

The applicant submitted a letter in respect of the previously withdrawn application stating the reasons why the extensions and ball stop fence were required. These reasons are as follows:

- The "ball stopping" fence is to prevent the loss of expensive balls into the wetland area of the country park and the farmers field and crop
- Changing and welfare facilities for female match officials have been recommended by our League and is likely to become compulsory in the future.
- The clubroom extension is required because on match days the club is required to provide hospitality to the visiting players, officials and supporters. The current provision is small which could represent a safety hazard.
- Finance is an issue the club is dependent on profits from the bar. This is a normal progression in that as we have become more successful in raising the standard of our League status inevitable the costs of maintaining that standard increase e.g. traveling and pitch maintenance.

In respect of the current application the applicant has been asked to provide the very special circumstances, in accordance with Policy DC1 and PPG2, as to why the extensions are required.

The applicant has provided a letter from the West Lancashire Football League in support of the application, which states that:

- There should be a clubhouse facility either on or adjacent to the ground, which should be open on match days to provide refreshments to spectators
- Refreshment facilities shall be made available on match days
- Provision should be made for separate changing accommodation for both male and female match officials.

### **Representations**

**Coppull Parish Council** have no objection to the proposal

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

- The extension of the function room is in direct breach of Condition 8 of planning approval 93/612 which states that the building shall be used only for storage of ground maintenance equipment and changing accommodation and not for any other purpose (e.g. functions or events)
- The extension of the function room will impact on the residential amenity of local residents specifically the loss of privacy, noise and disturbance
- The extensions to the facilities would more than likely also increase the volume of traffic. The excessive speed that occurs by traffic traveling to and from the club has caused serious disturbance to local residents
- The existing changing facilities are adequate to meet the

recreational needs of the club. The scale and size of the extension is inappropriate for the Green Belt and will have an adverse impact on the character of the area.

- The wording “Function Room” may allow use of the building outside of those hours necessary for the actual playing of a match and offering reasonable hospitality.

**Consultations**

The Director of Environmental Services has no objection to the proposal

**Assessment**

A single storey clubhouse/changing room facility and a football pitch for the use of Coppull United FC currently occupy the site. Planning permission was granted in 1992 (91/00894/FUL) to use the land as a playing field with associated changing facilities and car parking. The details of the changing facilities/store room were approved in 1993 (93/00612/FUL).

A condition was attached to the 1993 planning approval stating that the building shall only be used for the storage of grounds maintenance equipment and changing accommodation and not for any other purpose (e.g. functions or events). However planning permission was granted in 1999 (99/00719/FUL) to remove this condition.

The application incorporates a single storey extension to accommodate a clubroom/function room extension, a single storey extension to accommodation male and female changing rooms and player's toilets and the erection of a mesh ball stop fence. The site is located within the Green Belt where there is a presumption against inappropriate development except in very special circumstances. The extension to the changing facilities is considered to provide essential accommodation and is considered to be appropriate. The extension to the clubhouse is not considered to be essential and is therefore inappropriate. It is for the applicant to demonstrate very special circumstances as to why planning permission should be granted.

In terms of the changing room/ players toilets extension the applicant has submitted a letter from the West Lancashire Football League which states that provision should be made for separate changing accommodation for both male and female match officials. It is the League's requirement that provision is made for female changing facilities, which is why the extension is needed.

In terms of the extension to the function room the letter submitted from the League also states that refreshments should be provided for spectators. The applicant has confirmed that further very special circumstances will be submitted in respect of the extended function room and the requirement to provide refreshments however these have not yet been received. The Club have also recently been promoted into the Premier Division of the League with additional pressure to comply with the League's requirements.

It is considered that the mesh ball stop fence will have little impact on the surrounding Green Belt area. The mesh design ensures that views can still be achieved through the fence and it will not create an obtrusive feature within the area.

The changing room extension will be located closer to the boundary with the properties on Springfield Road and Blainscough Road. A

single storey changing room extension, as proposed, in this location will not lead to any loss of amenity to the detriment of the neighbouring residents. The clubroom/function room extension will be located away from the neighbouring residents. The nearest residential property is located over 30 metres away from the extension. A single storey extension sited this far away from the neighbouring properties will not have a detrimental impact on the amenities of the occupiers. The ball stop fence will be located at the western end of the football pitch. The nearest residential property is approximately 60 metres away and the fence is of a design which will not impact on the visual amenities of the area or the amenities of the neighbouring residents.

The club has an existing car park, which will not be lost or reduced to accommodate the extensions. The site can adequately accommodate cars and will not lead to any highway safety implications.

Planning permission was granted in December 1999 to allow the use of the clubhouse for functions. This consent was restricted to specific hours and a similar condition is proposed.

In terms of the ball stop fence it is considered that this will have little impact on the Green Belt, with regard to the function room extension the applicant have verbally provided evidence which will be supported in writing. On that basis the proposals are therefore considered acceptable in terms of Policy DC1 and PPG2.

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

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

3. This consent relates to the following plans:

Received On:	Title:
3 <sup>rd</sup> April 2006	Proposed Elevations
1 <sup>st</sup> March 2006	Section b-b
1 <sup>st</sup> March 2006	Site Plan
1 <sup>st</sup> March 2006	Proposed Ground Floor Plan
1 <sup>st</sup> March 2006	Existing Ground Floor Plan
1 <sup>st</sup> March 2006	Existing Elevations
1 <sup>st</sup> March 2006	Ball Stop Sports Fencing

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

4. The use of the resulting building as hereby permitted shall be restricted to the hours 08:00 to 23.30 Monday to Saturday and 08:00 to 22:30 on Sundays.

*Reason: To safeguard the amenities of local residents and in accordance with Policy EP20 of the Adopted Chorley Local Plan Review.*

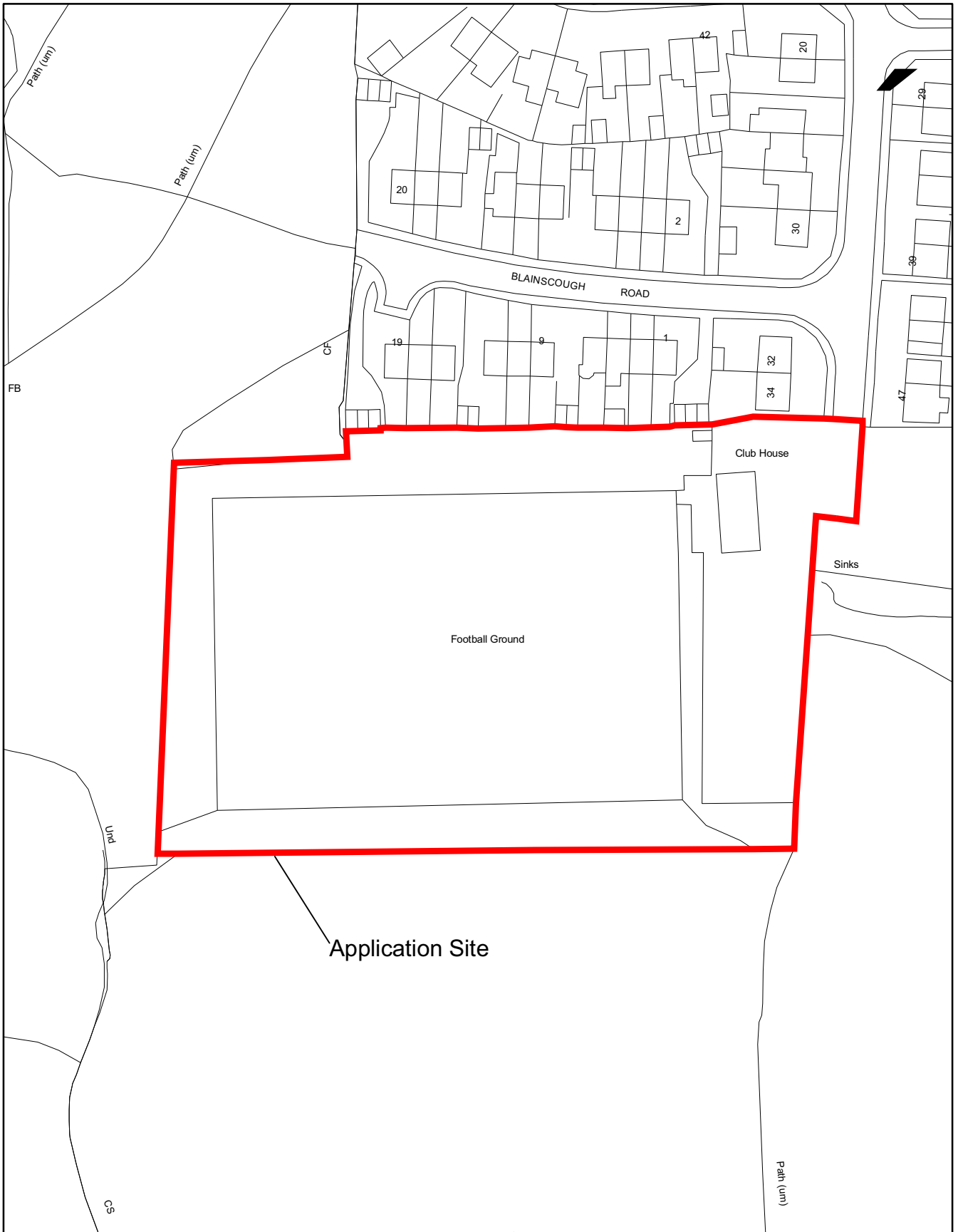


5. All windows in the building's north elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

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

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<p>Jane E Meek BSc(Hons) DipTP MRTPI                  Head of Development and Regeneration                  Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application Number:  <b>06/00271/FUL</b></p>	<p>Grid Ref:  <b>E: 356119</b>  <b>N: 413651</b></p>	<p>Scale:  <b>1:1,250</b></p>	<p>Agenda Item No.  <b>B. 7</b></p>

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**Item B. 8**                      **06/00333/FUL**                      **Permit Full Planning Permission**

**Case Officer**                      **Miss Rachael Hulme**

**Ward**                                      **Eccleston And Mawdesley**

**Proposal**                              **Removal of condition No 8 of planning approval Ref 05/00015/FUL relating to obscure glazing in the front elevation first floor windows**

**Location**                              **Towngate Works Dark Lane Mawdesley OrmskirkL40 2QU**

**Applicant**                              **C Tec Research And Development**

**Proposal:**                              The application is to for the removal of condition No.8 of planning approval Ref 05/00015/FUL relating to obscure glazing in the front elevation first floor windows.

**Location:**                              Towngate Works Dark Lane Mawdesley L40 2QU

**Applicant:**                              C Tec Research and Development.

**Background:**                              The property history is listed below:

05/00015 – Construction of a part single storey and part two-storey office block and car parking - PERFP

**Policy:**                                      Relevant policies of the Adopted Chorley Borough Local Plan Review are: -

GN5 Design  
DC1 Development in the Green Belt

**Representations:**                      Four letters of objection have been received from neighbouring properties 'Appleton', 'Homestead', 'Thornlea' and 'San Michele'. Their objections refer to: -

- Intrusion of privacy
- The original condition was worded wrong
- The window are detrimental to the interest of residential amenity
- The height of the building exceeds that on the approved plan

**Assessment**                              This site was granted planning permission under application 05/00015/FUL for a part single storey and part two-storey office block and car parking. A condition was attached to the permission at the request of Members of the Development Control Committee that required all windows on the first floor front elevation be obscure glazed. This condition is the subject of this application.

The first floor window's face directly towards the rear of dwellings fronted onto Dark Lane, namely, 'Homestead' and 'San Michele'. The rear elevation of the nearest neighbouring properties, 'San Michele' and 'Homestead' stands 28 metres from these facing

windows. There is currently a 5+-metre high conifer hedge along the rear boundaries of these two facing properties. The guidance in the Council's Design Guidance adopted in July 2004 states that 'Windows to habitable rooms at first floor level should be a minimum of 21 metres from any such facing windows in neighbouring houses'. Although this is not intended to be applied to offices and is primarily designed to deal with relationships between residential properties it is the only published guidance on overlooking produced by the Local Planning Authority. As such it remains the most relevant benchmark against which this application can be judged.

The first floor windows in the front elevation do not directly face onto neighbouring property 'Appleton'. However it is accepted that the rear of the property can be seen from the adjacent full-length windows on the first floor of the property. The property has a 2-metre fence along the boundary with the application site and also a 3-metre conifer hedge along part of this boundary. The Council's Design Guidance also states that 'Windows to habitable rooms at first floor level which overlook neighbouring garden areas should be a minimum of 10 metres from the boundaries they face'. There is a distance of 25 metres from the nearest first floor window and the boundary to the rear of neighbouring property 'Appleton' to the North East of the application property and a distance of 33 metres from the nearest first floor window and the rear of the property.

Issues raised by the objection letters received from neighbouring properties relating to the height of the building is a separate issue and cannot be taken into account as part of this application. A copy of those letters has been passed to the Council's enforcement officer with a request that he investigates this issue. The wording of condition No.8 of planning approval 05/00015/FUL reflects the Members decision to impose an obscure glazing condition to the front elevation of the property. It was not requested by Members that any other first floor elevations should be fitted with obscure glass.

Taking the above points into consideration and after viewing these neighbouring properties from the windows, which are the subject of this application, it is considered these windows will not cause an unacceptable loss to the amenity of neighbouring properties in line with Policies in the Adopted Chorley Borough Local Plan Review.

**Recommendation: Permit Full Planning Permission 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. 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 TR8 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: In the interests of the amenity of the area and in accordance with Policy 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 GN5 of the Adopted Chorley Borough Local Plan Review.*

5. The approved plans are:

Plan Ref.	Received On:	Title:
	6/1/05	Site Location Plan
	7/2/05	Site Plan
	6/1/05	Floor Plans / Elevations

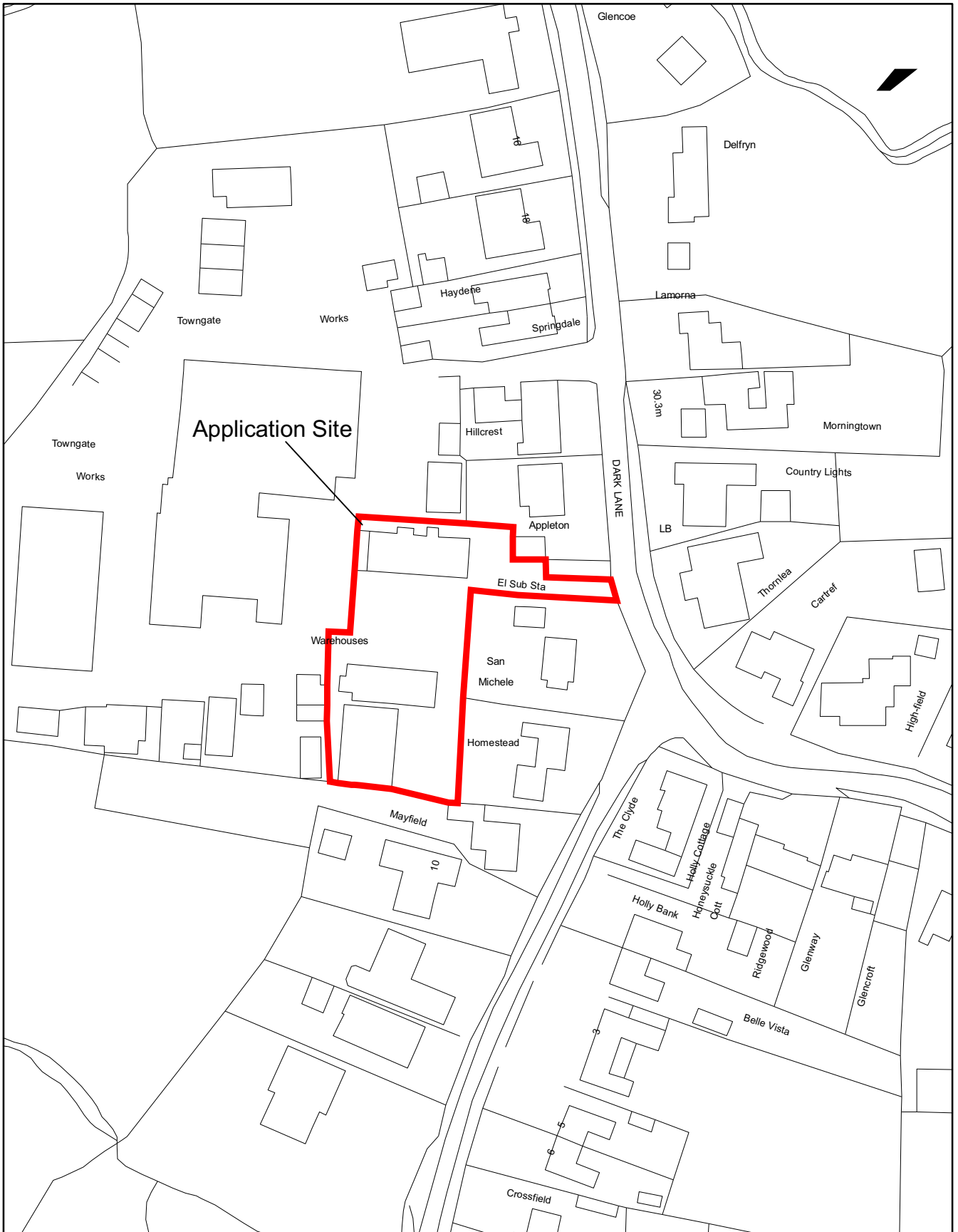
*Reason: To define the permission and in the interests of the proper development of the site.*

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 GN5 of the Adopted Chorley Borough Local Plan Review.*

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Application Number:  
**06/00333/FUL**

Grid Ref:  
**E: 350220**  
**N: 414981**

Scale:  
**1:1,250**

Agenda Item No.  
**B. 8**

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.04.2006

### LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 13.03.2006 and 07.04.2006

**Plan Ref** 05/01130/FUL      **Date Received** 14.11.2005      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 06.04.2006

**Proposal :** Formation of Private Car Park for residents of 8 Hollinshead Street, Chorley  
**Location :** Land Adjacent Library Car Park Hollinshead Street Chorley Lancashire PR7 1EP  
**Applicant:** Mrs P Lacey 8 Hollinshead Street Chorley Lancashire PR7 1EP

**Plan Ref** 05/01145/TPO      **Date Received** 24.11.2005      **Decision** Refuse for Tree Works

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 13.03.2006

**Proposal :** 5 oak trees covered by TPO 6 Clayton Le Woods 1979 to be trimmed 1 oak tree to be removed due to disease

**Location :** 63 Higher Meadow Clayton-Le-Woods Leyland Lancashire PR25 5RJ  
**Applicant:** Mr Roy Norton 63 Higher Meadow Clayton-Le-Woods Leyland Lancashire

**Plan Ref** 05/01171/COU      **Date Received** 07.12.2005      **Decision** Refuse Full Planning Permission

**Ward:** Lostock      **Date Decided** 22.03.2006

**Proposal :** Change of use of field at rear of property to garden area  
**Location :** 186 South Road Bretherton Lancashire PR26 9AH  
**Applicant:** Mr Adrian Halsall 186 South Road Bretherton Lancashire PR26 9AH

Continued....

**Plan Ref** 05/01178/TPO      **Date Received** 09.12.2005      **Decision** Consent for Tree Works

**Ward:** Euxton South      **Date Decided** 29.03.2006

**Proposal :** Pruning and thinning of 2 trees covered by TPO 11 (Euxton) 1987,  
**Location :** Land Rear Of 9 Dunrobin Drive Wigan Road Euxton Lancashire  
**Applicant:** Mrs S A Emmanuel 9 Dunrobin Drive Euxton Lancashire PR7 6NE

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**Plan Ref** 05/01226/TPO      **Date Received** 20.12.2005      **Decision** Consent for Tree Works

**Ward:** Coppull      **Date Decided** 15.03.2006

**Proposal :** Pruning of Oak tree covered by TPO 1 (Coppull) 2005,  
**Location :** Land Adj To North Western Boundary Of 31 Mavis Drive Coppull Lancashire  
**Applicant:** United Utilities Dawson House Liverpool Road Great Sankey Warrington WA5 3LW

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**Plan Ref** 05/01229/LCC      **Date Received** 21.12.2005      **Decision** No objection to LCC Reg 3/4 Application

**Ward:** Astley And Buckshaw      **Date Decided** 20.03.2006

**Proposal :** Construction of a landscape mound for recreational and nature conservation use, utilising surplus excavation soils from the restoration of the former Royal Ordnance factory as an extension to the existing landscape mound,  
**Location :** Former Royal Ordnance Site Euxton Lane Euxton Lancashire  
**Applicant:** BAE Systems Property And Enviromental Services, Westcott Venture Park, Westcott, Aylesbury, Bucks

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**Plan Ref** 05/01231/FUL      **Date Received** 23.12.2005      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 13.03.2006

**Proposal :** Conservatory to the rear of the property  
**Location :** 59 Railway Road Adlington Lancashire PR6 9QZ  
**Applicant:** Mr Doran 59 Railway Road Adlington Lancashire PR6 9QZ

---

**Plan Ref** 06/00007/ADV      **Date Received** 03.01.2006      **Decision** Advertising Consent

**Ward:** Chorley South East      **Date Decided** 13.03.2006

**Proposal :** Erection of 2 internally illuminated shop signs,  
**Location :** 57 - 59 Market Street Chorley Lancashire PR7 2SN  
**Applicant:** The Inn-Dependant Pub Co. Ltd 18 Forsythia Drive Clayton Le Woods Lancashire PR6 7DF

---

**Plan Ref** 06/00011/FUL      **Date Received** 03.01.2006      **Decision** Application Withdrawn  
**Ward:** Heath Charnock      **Date Decided** 13.03.2006  
And Rivington

**Proposal :** Proposed new vehicular access road to Long Lane from Cockers Farm to include a bridge over the river Yarrow  
**Location :** Cockers Farm Long Lane Heath Charnock Lancashire PR6 9EE  
**Applicant:** Mr Lawrence Catterall Cockers Farm Long Lane Heath Charnock Lancashire

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**Plan Ref** 06/00013/COU      **Date Received** 03.01.2006      **Decision** Refuse Full Planning Permission  
**Ward:** Clayton-le-Woods      **Date Decided** 14.03.2006  
And Whittle-le-Woods

**Proposal :** Change of use from A1 (newsagents) to A3 (hot food take-away)  
**Location :** 355 Preston Road Clayton-Le-Woods Lancashire PR6 7PY  
**Applicant:** Mr Nozir Ali 3 Co-operative Street, Shaw, OL3 8AF

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**Plan Ref** 06/00025/FUL      **Date Received** 04.01.2006      **Decision** Refuse Full Planning Permission  
**Ward:** Lostock      **Date Decided** 16.03.2006

**Proposal :** Erection of rear conservatory,  
**Location :** 73 Town Road Croston Lancashire PR26 9RA  
**Applicant:** Mr G Banks 73 Town Road Croston Lancashire PR26 9RA

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**Plan Ref** 06/00026/LBC      **Date Received** 04.01.2006      **Decision** Refuse Listed Building Consent  
**Ward:** Lostock      **Date Decided** 16.03.2006

**Proposal :** Listed Building Consent for the erection of rear conservatory,  
**Location :** 73 Town Road Croston Lancashire PR26 9RA  
**Applicant:** Mr G Banks 73 Town Road Croston Lancashire PR26 9RA

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**Plan Ref** 06/00022/COU      **Date Received** 09.01.2006      **Decision** Permit Full Planning Permission  
**Ward:** Brindle And      **Date Decided** 17.03.2006  
Hoghton

**Proposal :** Change of use from a redundant farm building to a farm shop and parking area in existing yard  
**Location :** Head Oth Marsh Farm Sandy Lane Brindle Lancashire PR6 8PQ  
**Applicant:** Mr And Mrs Bethel Head Oth Marsh Farm Sandy Lane Brindle Lancashire PR6 8PQ

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**Plan Ref** 06/00030/FUL      **Date Received** 11.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 14.03.2006

**Proposal :** Two storey side extension.  
**Location :** 33 Woodlands Meadow Chorley Lancashire PR7 3QH  
**Applicant:** Burgley Ltd 81 Bolton Street Chorley

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**Plan Ref** 06/00032/FUL      **Date Received** 11.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 17.03.2006

**Proposal :** Two storey side extension  
**Location :** Sunnyside Dawbers Lane Euxton Chorley Lancashire  
**Applicant:** Mr C Palmer Sunnyside Dawbers Lane Euxton Chorley Lancashire PR7 6EQ

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**Plan Ref** 06/00045/FULMAJ      **Date Received** 13.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley North East      **Date Decided** 21.03.2006

**Proposal :** Extension of approval for temporary access road from roundabout on A674 to Canal Mill for a further 12 months until 31.03.2007.  
**Location :** Land Adjacent To Canal Mill Botany Bay Chorley  
**Applicant:** Anglo Properties Holdings Limited C/O Begbies Traynor Elliot House 151 Deansgate Manchester M3 3BP

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**Plan Ref** 06/00051/FUL      **Date Received** 13.01.2006      **Decision** Refuse Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 21.03.2006

**Proposal :** Erection of two storey side extension,  
**Location :** 10 Balmoral Road Chorley Lancashire PR7 1LQ  
**Applicant:** Mr & Mrs S Almond 10 Balmoral Road Chorley Lancashire PR7 1LQ

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**Plan Ref** 06/00049/TPO      **Date Received** 16.01.2006      **Decision** Refuse for Tree Works

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 13.03.2006

**Proposal :** Reduction of two sycamores and felling of one Ash tree covered by TPO13 (Clayton Le Woods) 1984  
**Location :** 6 Woodside Avenue Clayton-Le-Woods Chorley Lancashire PR6 7QF  
**Applicant:** Mrs C Milnes 6 Woodside Avenue Clayton-Le-Woods Chorley Lancashire PR6 7QF

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**Plan Ref** 06/00052/FUL      **Date Received** 16.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 13.03.2006

**Proposal :** Erection of single storey side extension,  
**Location :** 27 Town Lane Charnock Richard Lancashire PR7 5HP  
**Applicant:** Mr & Mrs Bradshaw 27 Town Lane Charnock Richard Lancashire PR7 5HP

---

**Plan Ref** 06/00069/COU      **Date Received** 16.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 13.03.2006

**Proposal :** Change of use from office No 67 & 69 ground floor and to chiropodist first floor  
**Location :** 67-69 Union Street Chorley Lancashire PR7 1AB  
**Applicant:** Mr I S Sagar 69 Union Street Chorley Lancashire PR7 1AB

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**Plan Ref** 06/00072/ADV      **Date Received** 16.01.2006      **Decision** Advertising Consent

**Ward:** Adlington & Anderton      **Date Decided** 24.03.2006

**Proposal :** Application for the erection of 2 internally illuminated fascia signs, 2 projecting signs and 3 non-illuminated signs,  
**Location :** The Royal Bank Of Scotland 22 Market Place Adlington Lancashire PR7 4EZ  
**Applicant:** Royal Bank Of Scotland Drummond House PO Box 1727 1 Redheughs Avenue Edinburgh EH12 9JN

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**Plan Ref** 06/00054/FUL      **Date Received** 17.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley North East      **Date Decided** 13.03.2006

**Proposal :** Single storey extensions to front and rear, garage conversion and creation of new access,  
**Location :** 17 Linden Grove Chorley Lancashire PR6 7BN  
**Applicant:** Mr Mathers 17 Linden Grove Chorley Lancashire PR6 7BN

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**Plan Ref** 06/00055/FUL      **Date Received** 18.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 15.03.2006

**Proposal :** Erection of summer room to rear,  
**Location :** Higher Throstle Nest Barn Bolton Road Anderton Lancashire PR6 9HN  
**Applicant:** Mr & Mrs Baker Higher Throstle Nest Barn Bolton Road Anderton Lancashire

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**Plan Ref** 06/00058/FUL      **Date Received** 18.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 15.03.2006

**Proposal :** Single storey rear extension  
**Location :** 74 Rowan Croft Clayton-Le-Woods Lancashire PR6 7UX  
**Applicant:** Mr And Mrs Walsh 74 Rowan Croft Clayton Le Woods

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**Plan Ref** 06/00068/FUL      **Date Received** 18.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 14.03.2006

**Proposal :** Rear Conservatory  
**Location :** 25 Holly Crescent Coppull Chorley Lancashire PR7 4QJ  
**Applicant:** Mr And Mrs Crawshaw 25 Holly Crescent Coppull Chorley Lancashire PR7 4QJ

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**Plan Ref** 06/00070/ADV      **Date Received** 18.01.2006      **Decision** Advertising Consent

**Ward:** Chorley South  
East      **Date Decided** 13.03.2006

**Proposal :** Retrospective application for three illuminated car showroom signs.  
**Location :** Wilson And Co Standish Street Chorley Lancashire  
**Applicant:** Wilson And Co Wilson And Co Standish Street Chorley Lancashire

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**Plan Ref** 06/00088/TPO      **Date Received** 18.01.2006      **Decision** Refuse for Tree Works

**Ward:** Pennine      **Date Decided** 14.03.2006

**Proposal :** Proposed felling of wild cherry tree within conservation area (Tree Preservation Order 1 White Coppice 2006)  
**Location :** Northwood Cottage Coppice Lane Anglezarke Lancashire PR6 9DF  
**Applicant:** M J C Meadley Northwood Cottage Coppice Lane White Coppice Chorley PR6 9DF

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**Plan Ref** 06/00067/TPO      **Date Received** 19.01.2006      **Decision** Consent for Tree Works

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 15.03.2006

**Proposal :** Felling of Sycamore Tree covered by TPO 15 (Whittle Le Woods) 1991,  
**Location :** Beechwood Parkside Drive Whittle-Le-Woods Lancashire PR6 7PL  
**Applicant:** Mrs Hughlock Beechwood Parkside Drive Whittle-Le-Woods Lancashire PR6 7PL

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**Plan Ref** 06/00080/FUL      **Date Received** 19.01.2006      **Decision** Refuse Full Planning Permission

**Ward:** Heath Charnock  
And Rivington      **Date Decided** 27.03.2006

**Proposal :** Proposed two storey side extension  
**Location :** 2 Heathfield Heath Charnock Chorley Lancashire PR6 9LA  
**Applicant:** Mr J Butcher 2 Heathfield Heath Charnock Chorley Lancashire PR6 9LA

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**Plan Ref** 06/00096/FUL      **Date Received** 19.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And  
Mawdesley      **Date Decided** 05.04.2006

**Proposal :** Conversion of garage into a kitchen  
**Location :** Lowmead Meadow Lane Mawdesley Lancashire L40 2QA  
**Applicant:** Mr Simon Parkinson Lowmead Meadow Lane Mawdesley Lancashire L40 2QA

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**Plan Ref** 06/00059/FUL      **Date Received** 20.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 21.03.2006

**Proposal :** Rear Conservatory  
**Location :** 165 Bredon Avenue Euxton Lancashire PR7 6NS  
**Applicant:** Mr And Mrs Riley 165 Bredon Avenue Euxton Lancashire PR7 6NS

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**Plan Ref** 06/00061/LBC      **Date Received** 20.01.2006      **Decision** Grant Listed Building Consent

**Ward:** Chorley North  
East      **Date Decided** 17.03.2006

**Proposal :** Provision of iron railings to the outside front door step  
**Location :** 5 Park Street Chorley Lancashire PR7 1ER  
**Applicant:** Mrs B Swancott 5 Park Street Chorley Lancashire PR7 1ER

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**Plan Ref** 06/00062/FUL      **Date Received** 20.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley North  
West      **Date Decided** 23.03.2006

**Proposal :** Single storey rear extension  
**Location :** 28 Lindsay Drive Chorley Lancashire PR7 2QL  
**Applicant:** Mr And Mrs Ashford 28 Lindsay Drive Chorley Lancashire PR7 2QL

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**Plan Ref** 06/00065/FUL      **Date Received** 20.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 17.03.2006

**Proposal :** Two storey side extension and a loft extension  
**Location :** Pippin Street Cottage Pippin Street Brindle Lancashire PR6 8ND  
**Applicant:** Mr M Greenslade Pippin Street Cottage Pippin Street Brindle Lancashire PR6 8ND

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**Plan Ref** 06/00084/FUL      **Date Received** 20.01.2006      **Decision** Refuse Full Planning Permission

**Ward:** Wheelton And Withnell      **Date Decided** 24.03.2006

**Proposal :** Retrospective covered walkway between two buildings  
**Location :** Sitchcroft Farm Brown House Lane Wheelton Lancashire PR6 8HR  
**Applicant:** Mr S R Pearson Sitchcroft Farm Brown House Lane Wheelton Lancashire PR6 8HR

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**Plan Ref** 06/00089/FUL      **Date Received** 20.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 17.03.2006

**Proposal :** Erection of two storey side extension,  
**Location :** Greenacres Ridley Lane Ulnes Walton Lancashire PR26 9JA  
**Applicant:** Mr & Mrs Hodge Greenacres Ridley Lane Ulnes Walton Lancashire PR26 9JA

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**Plan Ref** 06/00091/FUL      **Date Received** 20.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 13.03.2006

**Proposal :** Rear Conservatory  
**Location :** 3 Folly Wood Drive Chorley Lancashire PR7 2FW  
**Applicant:** Mr And Mrs Plunkett 3 Folly Wood Drive Chorley Lancashire PR7 2FW

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**Plan Ref** 06/00074/FUL      **Date Received** 23.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 23.03.2006

**Proposal :** Demolition of existing rear porch and erection of single storey rear extension,  
**Location :** 22 Rivington Avenue Adlington Chorley Lancashire PR6 9PX  
**Applicant:** Mr & Mrs Berry 22 Rivington Avenue Adlington Chorley Lancashire PR6 9PX

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**Plan Ref** 06/00079/COU      **Date Received** 23.01.2006      **Decision** Refuse Full  
Planning  
Permission

**Ward:** Chorley East      **Date Decided** 27.03.2006

**Proposal :** Domestic dwelling but to change the use of the basement to a taxi booking office  
**Location :** 161 Eaves Lane Chorley Lancashire PR6 0TB  
**Applicant:** Mr Mohammad Bashir 161 Eaves Lane Chorley Lancashire PR6 0TB

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**Plan Ref** 06/00085/FUL      **Date Received** 23.01.2006      **Decision** Permit Full  
Planning  
Permission

**Ward:** Euxton South      **Date Decided** 13.03.2006

**Proposal :** Erection of 2 storey side extension,  
**Location :** 48 Regents Way Euxton Chorley Lancashire PR7 6PQ  
**Applicant:** Mr D Motyka & Miss R McLaughlin 48 Regents Way Euxton Chorley Lancashire

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**Plan Ref** 06/00086/FUL      **Date Received** 23.01.2006      **Decision** Permit Full  
Planning  
Permission

**Ward:** Chorley North  
West      **Date Decided** 13.03.2006

**Proposal :** Single storey side extension  
**Location :** 311 Highfield Road North Chorley Lancashire PR7 1PH  
**Applicant:** Mr And Mrs G Hilton 311 Highfield Road North Chorley Lancashire PR7 1PH

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**Plan Ref** 06/00087/FUL      **Date Received** 23.01.2006      **Decision** Permit Full  
Planning  
Permission

**Ward:** Chorley North  
West      **Date Decided** 20.03.2006

**Proposal :** First floor extension to existing bungalow, two storey extension to front and  
detached garage to side,  
**Location :** The Meads 2 Euxton Lane Chorley Lancashire PR7 1PS  
**Applicant:** Mr & Mrs Marks 2 Euxton Lane Chorley Lancashire PR7 1PS

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**Plan Ref** 06/00095/FUL      **Date Received** 23.01.2006      **Decision** Permit Full  
Planning  
Permission

**Ward:** Coppull      **Date Decided** 15.03.2006

**Proposal :** Rear Conservatory  
**Location :** 64 Clayton Gate Coppull Lancashire PR7 4PS  
**Applicant:** Mr J E Hagan 64 Clayton Gate Coppull Lancashire PR7 4PS

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**Plan Ref** 06/00100/FUL      **Date Received** 23.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Pennine      **Date Decided** 27.03.2006

**Proposal :** Single storey side extension, new french window to rear 1st floor bedroom and railing to the rear window

**Location :** 16 High Bank Heapey Lancashire PR6 9AY

**Applicant:** Mr Paul Whiteley 16 High Bank Heapey Lancashire PR6 9AY

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**Plan Ref** 06/00103/TPO      **Date Received** 23.01.2006      **Decision** Consent for Tree Works

**Ward:** Chorley North East      **Date Decided** 16.03.2006

**Proposal :** Retrospective application to remove rotting limb of Oak tree TPO No7 (Chorley) 1989

**Location :** The Church Of Jesus Christ Preston Temple Complex Temple Way Chorley Lancashire

**Applicant:** Mr Keith Kirby The Church Of Jesus Christ Preston Temple Complex Temple Way Chorley Lancashire PR6 7EQ

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**Plan Ref** 06/00092/FUL      **Date Received** 24.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 15.03.2006

**Proposal :** Rear Conservatory

**Location :** 183 Higher Meadow Clayton-Le-Woods Leyland Lancashire PR25 5RR

**Applicant:** Mr And Mrs Shannon 183 Higher Meadow Clayton-Le-Woods Leyland Lancashire

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**Plan Ref** 06/00098/FUL      **Date Received** 24.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 23.03.2006

**Proposal :** Single storey rear extension

**Location :** 12 Drapers Avenue Eccleston Lancashire PR7 5SY

**Applicant:** Mr And Mrs Taylor 12 Drapers Avenue Eccleston Lancashire PR7 5SY

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**Plan Ref** 06/00064/LBC      **Date Received** 25.01.2006      **Decision** Grant Listed Building Consent

**Ward:** Heath Charnock And Rivington      **Date Decided** 17.03.2006

**Proposal :** Installation of new replacment boiler

**Location :** Holland Fold Farm Long Lane Heath Charnock Lancashire PR6 9EF

**Applicant:** Mr. Giles Berry Bushthorne, 11 Greenmount Lane, Heaton, Bolton, BL1 5JE

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**Plan Ref** 06/00105/FUL      **Date Received** 25.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley North East      **Date Decided** 15.03.2006

**Proposal :** Demolition of existing single storey side extension and erection of two storey side extension and rear conservatory,  
**Location :** 11 Chestnut Avenue Chorley Lancashire PR6 0JQ  
**Applicant:** Mr P Kineham 11 Chestnut Avenue Chorley Lancashire PR6 0JQ

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**Plan Ref** 06/00094/FUL      **Date Received** 26.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 30.03.2006

**Proposal :** Single storey flat roofed rear extension  
**Location :** 19 Hawkswood Eccleston Chorley Lancashire PR7 5RW  
**Applicant:** Mrs Lever 19 Hawkswood Eccleston Chorley Lancashire PR7 5RW

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**Plan Ref** 06/00108/FUL      **Date Received** 26.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And Withnell      **Date Decided** 15.03.2006

**Proposal :** Rear Conservatory  
**Location :** 18 Fellstone Vale Withnell Chorley Lancashire PR6 8UE  
**Applicant:** Mr And Mrs A Kirkham 18 Fellstone Vale Withnell Chorley Lancashire PR6 8UE

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**Plan Ref** 06/00101/FUL      **Date Received** 27.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 23.03.2006

**Proposal :** Single storey flat roof extension to rear and additional dormer window,  
**Location :** 58 The Hawthorns Eccleston Chorley Lancashire PR7 5QW  
**Applicant:** Mr M Cheetham 58 The Hawthorns Eccleston Chorley Lancashire PR7 5QW

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**Plan Ref** 06/00106/FUL      **Date Received** 27.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 30.03.2006

**Proposal :** Rear Conservatory  
**Location :** 4 Barley Field Clayton-Le-Woods Bamber Bridge Lancashire PR5 8JQ  
**Applicant:** Mr And Mrs Hall 4 Barley Field Clayton-Le-Woods Bamber Bridge Lancashire

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**Plan Ref** 06/00107/FUL      **Date Received** 27.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 27.03.2006

**Proposal :** Sun lounge to side, conversion of garage to dining area with new bay window  
**Location :** Scale Hill Farm Windmill Lane Brindle Lancashire PR6 8NX  
**Applicant:** Mr And Mrs Walsh Scale Hill Farm Windmill Lane Brindle Lancashire PR6 8NX

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**Plan Ref** 06/00109/LBC      **Date Received** 27.01.2006      **Decision** Grant Listed Building Consent

**Ward:** Chorley South East      **Date Decided** 23.03.2006

**Proposal :** Listed Building Consent for internal metal retractable shutters installed to ground floor front window and two first floor rear windows,  
**Location :** 17 St Georges Street Chorley Lancashire PR7 2AA  
**Applicant:** Paul Wane T/A Tracks 17 St Georges Street Chorley Lancashire PR7 2AA

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**Plan Ref** 06/00111/COU      **Date Received** 30.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 31.03.2006

**Proposal :** Change of use from B1 Offices to Physiotherapy Clinic (D1),  
**Location :** 49 - 51 St Thomas's Road Chorley Lancashire PR7 1JE  
**Applicant:** E Eaves Eaves Physiotherapy Clinic 114 Wigan Road Euxton Lancashire PR7 6JW

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**Plan Ref** 06/00125/FUL      **Date Received** 30.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 27.03.2006

**Proposal :** Single storey extension to the rear  
**Location :** Calderbanks Shady Lane Clayton-Le-Woods Lancashire PR25 5TA  
**Applicant:** Mr And Mrs Ainscough C/O Agents

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**Plan Ref** 06/00112/FUL      **Date Received** 31.01.2006      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 30.03.2006

**Proposal :** Dormer to the rear  
**Location :** 11 Briar Avenue Euxton Chorley Lancashire PR7 6BG  
**Applicant:** Mr And Mrs McDonagh 11 Briar Avenue Euxton Chorley Lancashire PR7 6BG

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<b>Plan Ref</b>	06/00113/COU	<b>Date Received</b>	31.01.2006	<b>Decision</b>	Refuse Full Planning Permission
<b>Ward:</b>	Pennine	<b>Date Decided</b>	31.03.2006		
<b>Proposal :</b>	Change of Use of land to the rear of 161 Blackburn Road, from Arable to Domestic (garden)				
<b>Location :</b>	161 Blackburn Road Heapey Lancashire PR6 8EJ				
<b>Applicant:</b>	Mr K W Isherwood 161 Blackburn Road Heapey Lancashire PR6 8EJ				
<b>Plan Ref</b>	06/00120/FUL	<b>Date Received</b>	31.01.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Adlington & Anderton	<b>Date Decided</b>	27.03.2006		
<b>Proposal :</b>	Side extension and conservatory to the rear				
<b>Location :</b>	The Hawthorns Stoneacre Drive Adlington Lancashire PR6 9SR				
<b>Applicant:</b>	Mr Ian Smethurst The Hawthorns Stoneacre Drive Adlington Lancashire PR6 9SR				
<b>Plan Ref</b>	06/00124/FUL	<b>Date Received</b>	31.01.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Clayton-le-Woods West And Cuerden	<b>Date Decided</b>	27.03.2006		
<b>Proposal :</b>	Demolish existing rear conservatory and attached double garage and erection of part single/part two storey side extension, single storey rear extension and front wall.				
<b>Location :</b>	90 Hunters Road Clayton-Le-Woods Leyland Lancashire PR25 5TT				
<b>Applicant:</b>	Mr P Holme 90 Hunters Road Clayton-Le-Woods Leyland Lancashire PR25 5TT				
<b>Plan Ref</b>	06/00146/TCON	<b>Date Received</b>	31.01.2006	<b>Decision</b>	Consent for Tree Works
<b>Ward:</b>	Lostock	<b>Date Decided</b>	13.03.2006		
<b>Proposal :</b>	Felling of two trees in front garden.				
<b>Location :</b>	48 Drinkhouse Road Croston Leyland Lancashire PR26 9JH				
<b>Applicant:</b>	Mr J Waring 4 Woodcock Fold Eccleston Chorley PR7 5UL				
<b>Plan Ref</b>	06/00122/FUL	<b>Date Received</b>	01.02.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Clayton-le-Woods And Whittle-le-Woods	<b>Date Decided</b>	29.03.2006		
<b>Proposal :</b>	Erection of brick wall and pillars with railings (Retrospective),				
<b>Location :</b>	47 Preston Road Whittle-Le-Woods Lancashire PR6 7PJ				
<b>Applicant:</b>	Mr A S Powell 47 Preston Road Whittle-Le-Woods Lancashire PR6 7PJ				

**Plan Ref** 06/00134/FUL      **Date Received** 01.02.2006      **Decision** Refuse Full Planning Permission

**Ward:** Chisnall      **Date Decided** 28.03.2006

**Proposal :** Demolition of stables and erection of a double garage with storage space above.  
**Location :** The Old Vicarage Barmskin Lane Heskin Lancashire PR7 5PZ  
**Applicant:** Mr M P Georgeson The Old Vicarage Barmskin Lane Heskin Lancashire PR7 5PZ

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**Plan Ref** 06/00123/FUL      **Date Received** 02.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 30.03.2006

**Proposal :** Rear extension link to kitchen area  
**Location :** 2 Gib Lane Hoghton Lancashire PR5 0RU  
**Applicant:** Mr Duncan Gregory 2 Gib Lane Hoghton Lancashire PR5 0RU

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**Plan Ref** 06/00139/FUL      **Date Received** 02.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 15.03.2006

**Proposal :** Rear dormer.( Re-submission 05/00139/FUL)  
**Location :** 28 Clayton Gate Coppull Lancashire PR7 4PS  
**Applicant:** Mr And Mrs McCarthy 28 Clayton Gate Coppull Lancashire PR7 4PS

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**Plan Ref** 06/00151/FUL      **Date Received** 02.02.2006      **Decision** Permit Full Planning Permission

**Ward:**      **Date Decided** 29.03.2006

**Proposal :** Erection of 1no. open style electrical sub-station with fencing, gates and landscaping (approx size 20 sqm).  
**Location :** Land Rear Of Lord Street And New Street Ecclestone Chorley Lancashire  
**Applicant:** Roland Bardsley Ltd Globe Square, Dukinfield Cheshire SK16 4RG

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**Plan Ref** 06/00127/FUL      **Date Received** 03.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 31.03.2006

**Proposal :** Variation of conditions 10 and 14 of planning permission Ref No 05/00188/FUL  
**Location :** Highfield Farm Jolly Tar Lane Coppull Lancashire PR7 4BJ  
**Applicant:** Mr And Mrs Armstrong Hillcroft, Light Shaw Lane, Goldborne, Warrington, WA3 3UH

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**Plan Ref** 06/00152/FUL      **Date Received** 03.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 07.04.2006

**Proposal :** Retrospective application for car port and lean to at rear of property.  
**Location :** 10 Balmoral Adlington Chorley Lancashire PR7 4EL  
**Applicant:** M T Morton 10 Balmoral Adlington Chorley Lancashire PR7 4EL

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**Plan Ref** 06/00135/FUL      **Date Received** 06.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 30.03.2006

**Proposal :** Two storey side extension to form garage and bedroom  
**Location :** 16 Kirkstall Close Chorley Lancashire PR7 3JW  
**Applicant:** Mr Colin Ragsdale 16 Kirkstall Close Chorley Lancashire PR7 3JW

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**Plan Ref** 06/00136/FUL      **Date Received** 06.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 23.03.2006

**Proposal :** Rear Conservatory and first floor side extension  
**Location :** 26 Southport Road Chorley Lancashire PR7 1LE  
**Applicant:** Mrs A Rainford 26 Southport Road Chorley Lancashire PR7 1LE

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**Plan Ref** 06/00137/TCON      **Date Received** 06.02.2006      **Decision** No objection to Tree Works

**Ward:** Heath Charnock And Rivington      **Date Decided** 16.03.2006

**Proposal :** To fell 6 no. Leyland Cypress trees  
**Location :** School House Rivington Lane Rivington Lancashire BL6 7SL  
**Applicant:** Mr D J Blount School House Rivington Lane Rivington Lancashire BL6 7SL

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**Plan Ref** 06/00140/FUL      **Date Received** 06.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 30.03.2006

**Proposal :** Two storey and single storey rear extensions  
**Location :** 15 Top Oth Lane Denham Lane Brindle Lancashire PR6 8PA  
**Applicant:** Dr M Ninan And Mrs E Ninan 15 Top Oth Lane Denham Lane Brindle Lancashire PR6 8PA

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**Plan Ref** 06/00141/FUL      **Date Received** 06.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 28.03.2006

**Proposal :** Conversion of window at front of building to door with disabled access and ramp.  
**Location :** 12 - 16 Halliwell Street Chorley Lancashire PR7 2AL  
**Applicant:** Pastor P McDermott 12 - 16 Halliwell Street Chorley Lancashire PR7 2AL

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**Plan Ref** 06/00154/CIRC      **Date Received** 06.02.2006      **Decision** No objection - CIRC application

**Ward:** Euxton South      **Date Decided** 28.03.2006

**Proposal :** Erection of two storey modular building to rear of site.  
**Location :** Government Offices West Way Euxton Lancashire  
**Applicant:** Govenment Agency C/O Agent

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**Plan Ref** 06/00128/FUL      **Date Received** 07.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 30.03.2006

**Proposal :** Erection of single storey side extension and retrospective application for existing conservatory,  
**Location :** 17 Long Meadow Chorley Lancashire PR7 2YA  
**Applicant:** Mr D Shepherd 17 Long Meadow Chorley Lancashire PR7 2YA

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**Plan Ref** 06/00138/FUL      **Date Received** 07.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 23.03.2006

**Proposal :** Demolish existing conservatory and construct single storey extension and raised decking.  
**Location :** 11 Reeveswood Eccleston Chorley Lancashire PR7 5RS  
**Applicant:** Mr A Higham 11 Reeveswood Eccleston Chorley Lancashire PR7 5RS

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**Plan Ref** 06/00142/FUL      **Date Received** 07.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 30.03.2006

**Proposal :** Single storey front extension  
**Location :** 2 Crawshaw Fold Barn The Common Adlington Chorley Lancashire  
**Applicant:** Mr And Mrs D Johnson 2 Crawshaw Fold Barn The Common Adlington Chorley Lancashire PR7 4DN

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**Plan Ref** 06/00156/FUL      **Date Received** 07.02.2006      **Decision** Refuse Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 23.03.2006

**Proposal :** Advertisement consent for two single sided free standing display units.  
**Location :** 219- 221 The Green Eccleston Lancashire PR7 5SX  
**Applicant:** Porimesight Advertising Ltd 3 Waterhouse Square 138-142 Holburn London EC1N 2NY

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**Plan Ref** 06/00180/FUL      **Date Received** 08.02.2006      **Decision** Refuse Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 06.04.2006

**Proposal :** Conversion of barn to dwelling and offices and construction of a detached garage,  
**Location :** The Barn Tan Pits Farm New Road Anderton Lancashire  
**Applicant:** Mr M Lally C/o Agent

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**Plan Ref** 06/00181/LBC      **Date Received** 08.02.2006      **Decision** Refuse Listed Building Consent

**Ward:** Adlington & Anderton      **Date Decided** 05.04.2006

**Proposal :** Listed Building Consent for conversion of barn to dwelling with offices.  
**Location :** The Barn Tan Pits Farm New Road Anderton Lancashire  
**Applicant:** Mr M Lally C/o Agent

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**Plan Ref** 06/00182/FUL      **Date Received** 08.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 06.04.2006

**Proposal :** Two storey extension to dwelling together with the construction of a detached garage,  
**Location :** Tan Pits Farm New Road Anderton Lancashire PR6 9HG  
**Applicant:** Mr M Lally C/o Agent

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**Plan Ref** 06/00183/LBC      **Date Received** 08.02.2006      **Decision** Refuse Listed Building Consent

**Ward:** Adlington & Anderton      **Date Decided** 05.04.2006

**Proposal :** Listed Building Consent for two storey extension to dwelling.  
**Location :** Tan Pits Farm New Road Anderton Lancashire PR6 9HG  
**Applicant:** Mr M Lally C/o Agent

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**Plan Ref** 06/00165/ADV      **Date Received** 09.02.2006      **Decision** Advertising Consent  
**Ward:** Chorley North      **Date Decided** 06.04.2006  
West

**Proposal :** Proposed advertisement consent for an illuminated sign.  
**Location :** HSS Hire Empire Works Gillibrand Walks Chorley Lancashire  
**Applicant:** HSS Hire Sealand Road Chester CH1 4LS

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**Plan Ref** 06/00169/FUL      **Date Received** 10.02.2006      **Decision** Permit Full Planning Permission  
**Ward:** Clayton-le-Woods      **Date Decided** 05.04.2006  
West And Cuerden

**Proposal :** Detached Garage (Re-submission 05/00931)  
**Location :** 36 Kirkby Avenue Clayton-Le-Woods Preston Lancashire PR25 5SQ  
**Applicant:** Derrick Coley 36 Kirkby Avenue Clayton-Le-Woods Preston Lancashire PR25 5SQ

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**Plan Ref** 06/00170/FUL      **Date Received** 10.02.2006      **Decision** Permit Full Planning Permission  
**Ward:** Clayton-le-Woods      **Date Decided** 05.04.2006  
And Whittle-le-Woods

**Proposal :** Proposed front and side dormers.  
**Location :** 84 Derek Road Whittle-Le-Woods Chorley Lancashire PR6 7LZ  
**Applicant:** Mr And Mrs Simpson 84 Derek Road Whittle-Le-Woods Chorley Lancashire

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**Plan Ref** 06/00172/ADV      **Date Received** 10.02.2006      **Decision** Permit Full Planning Permission  
**Ward:** Chorley South      **Date Decided** 07.04.2006  
East

**Proposal :** Proposed advertisement consent for illuminated sign.  
**Location :** Former Post Office Sorting Office (J D Weatherspoon) New Market Street Chorley Lancashire  
**Applicant:** J D Weatherspoon PLC Reeds Crescent Watford

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**Plan Ref** 06/00174/FUL      **Date Received** 10.02.2006      **Decision** Permit Full Planning Permission  
**Ward:** Euxton North      **Date Decided** 07.04.2006

**Proposal :** Regulation 3 application to replace existing boundary fence adjacent Euxton Park and erect 2.4 m high securifor 3D mesh security fence powdercoated green Ral 6005.  
**Location :** St Marys Roman Catholic Primary School Wigan Road Euxton Lancashire PR7 6JW  
**Applicant:** Euxton St Mary's Catholic Primary School Wigan Road Euxton Lancashire PR7 6JW

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**Plan Ref** 06/00178/FUL      **Date Received** 13.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 07.04.2006

**Proposal :** Proposed side conservatory.  
**Location :** 4 Hunts Field Clayton-Le-Woods Chorley Lancashire PR6 7TT  
**Applicant:** Mr And Mrs Young 4 Hunts Field Clayton-Le-Woods Chorley Lancashire PR6 7TT

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**Plan Ref** 06/00184/FUL      **Date Received** 13.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 07.04.2006

**Proposal :** Rear conservatory  
**Location :** 17 Wells Fold Close Clayton-Le-Woods Lancashire PR6 7QJ  
**Applicant:** Mr And Mrs Moore 17 Wells Fold Close Clayton-Le-Woods Lancashire PR6 7QJ

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**Plan Ref** 06/00185/TCON      **Date Received** 13.02.2006      **Decision** No objection to Tree Works

**Ward:** Heath Charnock And Rivington      **Date Decided** 23.03.2006

**Proposal :** Proposed felling of tree within a conservation area.  
**Location :** Hall Brook Rivington Lane Rivington Lancashire BL6 7SL  
**Applicant:** Mr And Mrs Leigh Bramwell Hall Brook Rivington Lane Rivington Lancashire

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**Plan Ref** 06/00188/FUL      **Date Received** 14.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 30.03.2006

**Proposal :** Erection of first floor rear extension, single storey porch to front and formation of pitched roof over front dormer,  
**Location :** 16 Brookfield Mawdesley Ormskirk Lancashire L40 2QJ  
**Applicant:** Mr McCarthy & Ms Connett 16 Brookfield Mawdesley Ormskirk Lancashire L40 2QJ

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**Plan Ref** 06/00189/FUL      **Date Received** 15.02.2006      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 07.04.2006

**Proposal :** 761Erection of first floor extension to side and orangery to rear,  
**Location :** 8 The Hawthorns Eccleston Chorley Lancashire PR7 5QW  
**Applicant:** Mr & Mrs Moore 8 The Hawthorns Eccleston Chorley Lancashire PR7 5QW

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**Plan Ref** 06/00186/NLA      **Date Received** 16.02.2006      **Decision** No objection to NLA consultation

**Ward:**      **Date Decided** 14.03.2006

**Proposal :** Approval of reserved matters for: Erection of 6,735 square metres class A 1 (retail) superstore; other town centre uses comprising class A2 or B1 (offices), 605 residential units (apartments in 8, 13, 16 and 18 storey blocks (4), related works including enhanced access and car parking

**Location :** Church Street/ Queens Street, Preston , Lancashire,

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**Plan Ref** 06/00190/NLA      **Date Received** 16.02.2006      **Decision** Object to NLA consultation

**Ward:**      **Date Decided** 04.04.2006

**Proposal :** 18m x 9m x 0.75m deep wild life pond on agricultural land and improved existing access track from Coppull Moor Lane/Troys Fold Farm

**Location :** Land North Of Talbot House Farm, Platt Lane, Standish, Wigan, WN1 2XQ

**Applicant:** Planning And Regeneration Department Wigan Council, Civic Buildings, New Market Street, Wigan, WN1 1RP

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**Plan Ref** 06/00201/NLA      **Date Received** 21.02.2006      **Decision** Object to NLA consultation

**Ward:**      **Date Decided** 04.04.2006

**Proposal :** The erection of a storage building on Green Belt

**Location :** Land To The North Of Talbot House Farm, Platt Lane, Standish, Wigan

**Applicant:** Planning And Regeneration Department Wigan Council, Civic Buildings, New Market Street, Wigan, WN1 1RP

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**Plan Ref** 06/00228/FUL      **Date Received** 27.02.2006      **Decision** Permit retrospective planning permisison

**Ward:** Chorley South      **Date Decided** 28.03.2006  
West

**Proposal :** Retrospective application for rear conservatory

**Location :** 5 Dean Wood Close Chorley PR7 2FN

**Applicant:** Mr J Cheeseman 5 Dean Wood Close Chorley PR7 2FN

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**Plan Ref** 06/00253/TCON      **Date Received** 27.02.2006      **Decision** No objection to Tree Works

**Ward:** Lostock      **Date Decided** 07.04.2006

**Proposal :** Felling of Pear tree within Croston Conservation Area,

**Location :** 73 Town Road Croston Leyland PR26 9RA

**Applicant:** G Banks 73 Town Road Croston Leyland PR26 9RA

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**Plan Ref** 06/00279/NLA      **Date Received** 03.03.2006      **Decision** No objection to NLA consultation

**Ward:**      **Date Decided** 07.04.2006

**Proposal :** Reserve Matters Application for a production and distribution facility with associated offices, site area 1.67 hectares

**Location :** Plot 3000 Matrix Park, Eaton Avenue, Buckshaw Village Leyland, Pr7 7NA

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

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**Plan Ref** 06/00281/FUL      **Date Received** 06.03.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley East      **Date Decided** 07.04.2006

**Proposal :** Erection of rear conservatory,

**Location :** 14 Bracken Close Chorley PR6 0EJ

**Applicant:** Mr & Mrs Jones 14 Bracken Close Chorley PR6 0EJ

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# Report

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	25.04.2006

## PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Item	Application	Recommendation	Location
D. 1	06/00037/COU	Permit Full Planning Permission	2 Mill Lane Whittle-Le-Woods Lancashire PR6 7LX
D. 2	06/00177/CTY	Object to LCC Reg 3/4 application	Crosse Hall Mill Crosse Hall Street Chorley Lancashire PR6 0UH
D. 3	06/00274/ADV	Advertising Consent	The Royal Bank Of Scotland 23 Town Road Croston Leyland PR26 9RA
D. 4	06/00359/TEL	Prior App not reqd - Telecom	Land 60m SW Of The Minstrel Public House Lower Burgh Way Chorley Lancashire

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**Item D. 1**                      **06/00037/COU**                      **Permit Full Planning Permission**

**Case Officer**                      **Mrs Helen Lowe**

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

**Proposal**                              **Change of use of existing dwelling to office.**

**Location**                              **2 Mill Lane Whittle-Le-Woods Lancashire PR6 7LX**

**Applicant**                              **Mr J Smith**

**Proposal**                              This application proposes the change of use of an existing residential property on Mill Lane in Whittle le Woods to offices, within class B1 of the Town and Country Planning (Use Classes) Order 1987. No external alterations are proposed.

**Planning Policy**                      The following policies from the Adopted Chorley Borough Local Plan Review are considered relevant:

EP19: Development and Flood Risk  
EM7: Employment Development in Residential Areas  
TR4: Highway Development Control Criteria

The following national guidance is also considered relevant:

PPS6: Planning For Town Centres

**Planning History**                      There is no relevant planning history for the application property, however planning permission was granted for erection of an office and store building adjacent to the application property (ref. 9/03/00267/FUL). This building has now been erected and is in use.

**Consultees Responses**                      Head of Steetscene, Neighbourhoods and Environment (Engineering Services): No comments.

Whittle le Woods Parish Council: No comments.

**Third Party Representations**                      One letter of objection has been received expressing concerns over the lack of parking facilities being provided and the existing problems with on street parking in the area.

**Assessment**                              The main issues to consider are whether the proposal complies with current policies regarding office developments, impact on highways safety, impact on neighbour amenity and impact on flood risk.

*Policy*

Planning Policy Statement 6: Planning for Town centres was published in 2005. This sets out the Government's planning policies for town centres and main town centre uses. The key objective for town centres is to promote their vitality and viability by, amongst other things, focusing development in existing

centers. Included within the definition of town centre uses includes offices. Where office developments are proposed outside of town centres the applicant should be required to demonstrate need, 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.

Due to the small scale nature of the proposal, and the reasonably accessible nature of the location, it is considered that it would be unreasonable to require the applicant to demonstrate that a sequential approach to site selection has been adopted.

#### *Highway Safety*

The applicant states that two people would be employed at the premises, however the plans provided show that three offices would be created (using two bedrooms and a family room) and the lounge would be converted into a reception area (each room measuring approximately 3.5 by 4m). The applicant has indicated that parking space would be made available at the adjacent property, No. 4. The approved parking layout at No. 4 provide for two off road parking spaces. The applicant has indicated that it is proposed to use the two premises separately, but as they are at present in single ownership, they are willing to share parking facilities.

The Adopted Lancashire Parking Standards require a maximum of three parking spaces to be provided (including one space for the mobility impaired) and a single secure cycle parking space for this proposal. The adjacent property (No. 4) was not required to provide mobility impaired spaces or bicycle storage. Policy TR4 of the Local Plan seeks to ensure that proposed developments satisfactorily mitigate any highway and transportation problems, including by the provision of off street parking.

There is a small area to the rear of the property which appears to have been used for parking previously, although this is small in size and would be awkward to manoeuvre into. Although the application property and adjacent property are presently in the same ownership, this may change in the future. The level of off-street parking provided at No.4 is already limited.

However, the likely generation of traffic from the proposed use as an office needs to be balanced against the level of traffic that could be generated were the property to remain in residential use. Additionally, no objections have been raised by Engineering Services. Given these comments and the small scale nature of the use and the relatively accessible location of the property it is considered that it would be unreasonable to refuse the proposal on the grounds of highway safety and lack of parking.

#### *Neighbour Amenity*

The application property is located directly opposite Swansey Mill. To the east of the property are a number of residential properties that front Preston Road. At the junction of Preston Road and Swansey Lane there are two retail premises. The area is therefore mixed use in character. Policy EM7 states that small scale employment development will be permitted in areas where housing is the principal land use provided there would be no detriment to the amenity of the area in terms of noise, nuisance ,

disturbance, environment and car parking. Given the small scale of the proposed use and the mixed nature of the surrounding uses, it is not considered that the proposal would give rise to an undue loss of amenity for neighbouring residents in terms of noise, nuisance disturbance or environment. Car parking issues are discussed above.

#### *Flood Risk*

The application property is located within an area considered to be at high risk from flooding. Office developments are considered to be less flood sensitive than residential properties, therefore there is no objection to the proposal on the grounds of flood risk.

#### **Conclusion**

It is considered that, on balance the proposal would not give rise to any undue loss of amenity for neighbouring residents or increased flood risk, or cause any harm to vitality and viability of nearby town centres. Whilst the concerns of the resident regarding parking issues are noted, and the fact that developments providing no off street parking would not normally be allowed, given the advice received from Engineering Services it is not considered that a reason for refusal could be sustained on these grounds. The proposal is accordingly recommended for approval.

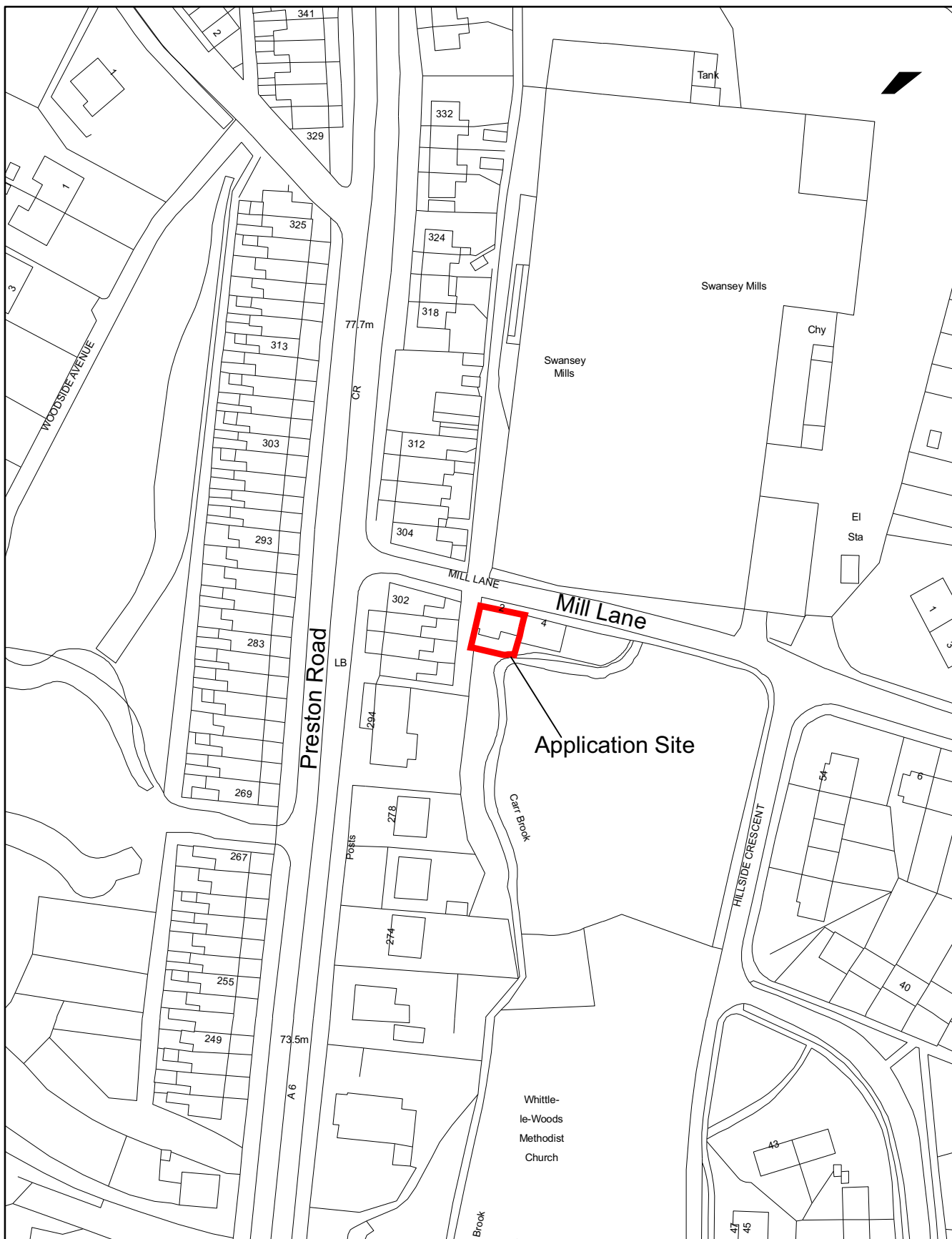
#### **Recommendation: Permit Full Planning Permission Conditions**

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.*

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

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Application Number:  
**06/00037/COU**

Grid Ref:  
**E: 357972**  
**N: 422091**

Scale:  
**1:1,250**

Agenda Item No.  
**D. 1**

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**Item D.2**                      **06/00177/CTY**                      **Object to LCC Reg 3/4 application**

**Case Officer**                      **Mr David Stirzaker**

**Ward**                                      **Chorley East**

**Proposal**                              **Development of a materials reclamation facility to include the importation, storage, sorting and processing of construction and demolition waste materials and the subsequent screening and sale of recycled aggregate and soils.**

**Location**                              **Crosse Hall Mill Crosse Hall Street Chorley Lancashire**

**Applicant**                              **Stuart Perigo**

**Proposal**                              This report relates to an application submitted to Lancashire County Council (LCC) upon which Chorley Borough Council is given the opportunity to make comments that will be taken into consideration by LCC when the application is determined.

The application relates to a roughly triangular area of land at the northern end of Crosse Hall Street, which is located towards the eastern boundary of the main Chorley settlement adjacent, the canal. The proposal involves the operation of a materials reclamation facility, which includes the importation, storage, sorting and processing of construction and demolition waste materials and the subsequent screening and sale of recycled aggregate soils.

The site plan contained within the supporting statement shows the position of processing plant, a weighbridge, the area where recycled products will be stored and the area where imported material will be stockpiled. The crushing and screening of material will be undertaken utilising conventional mobile crushing and screening plant and machinery. Access to the site would be via the existing mill access onto Crosse Hall Street.

The applicants supporting documentation indicates that the application site extends to 0.76 hectares and has been used for several decades for the storage of plant/machinery and the dismantling and refurbishment of commercial vehicles. The site also has a current waste disposal licence (Ref No. 527), which applies to the application site and the remainder of the Crosse Hall Mill site, which also houses other businesses including a vehicle breakers and a timber merchant.

**Planning Policy**                      GN1 -                      General Settlement Areas  
 GN5 -                      Building Design  
 EM8.2 -                      Redevelopment of identified employment sites  
 TR4 -                      Highway Development Control Criteria  
 TR8 -                      Parking Provision Levels (superseded by Policy 7 of the JLSP 2001 – 2016)  
 EP20 -                      Noise  
 EP21 -                      Air Pollution

**Planning History**                      The land, which forms the application site does not have any planning history and the most recent application relating to the mill adjoining the application site (89/482) was for the erection of a

replacement workshop for the repair of commercial vehicles, contractor's plant and industrial equipment.

### Representations

A letter of objection sent to LCC has been copied to the Council, one of and was accompanied by a letter from Lindsey Hoyle MP asking that the constituent's comments be taken into account. A further three letters have been sent directly to the Council from the Company Secretary of Limbrick Moorings Ltd on behalf of the 19n homeowners at Bridge Mill Court, The Council for the Protection of Rural England (CPRE) and PAICE (Positive Action in Chorley East). The contents of these letters of objection can be summarised as follows: -

- The location of the site renders it unsuitable for the type of operation being proposed, as it will affect the amenity of the area in terms of noise, nuisance, disturbance, environment and traffic.
- There is existing housing in close proximity to the site to the south of at Cowling Brow and Canal Wharf, to the west (overlooking the site) and immediately north over the canal at Crosse Hall Fold and presently under construction immediately north of Crosse Hall Lane.
- All residential properties in the vicinity would be affected by noise, dust, visual intrusion and transport impact of 375 tonnes of materials per day from 7am to 6pm during the week and 7am to 1pm on Saturdays.
- The site was originally a mill which is located geared up for access via the canal, not the small and over crowded roads soon to be more overcrowded by an increase of 500 cars from the new housing to the north of Crosse Hall Lane.
- Hillcrest recycling Ltd (applicant) are involved in quarrying, restoration and recycling materials on land alongside the Manchester ship canal which has less impact on local dwellings and communities than such as Chorley East ward.
- Why were the occupiers of Bridge Mill Court not consulted?
- It appears that the process is already in operation hence why has enforcement action not been taken?

### Consultations

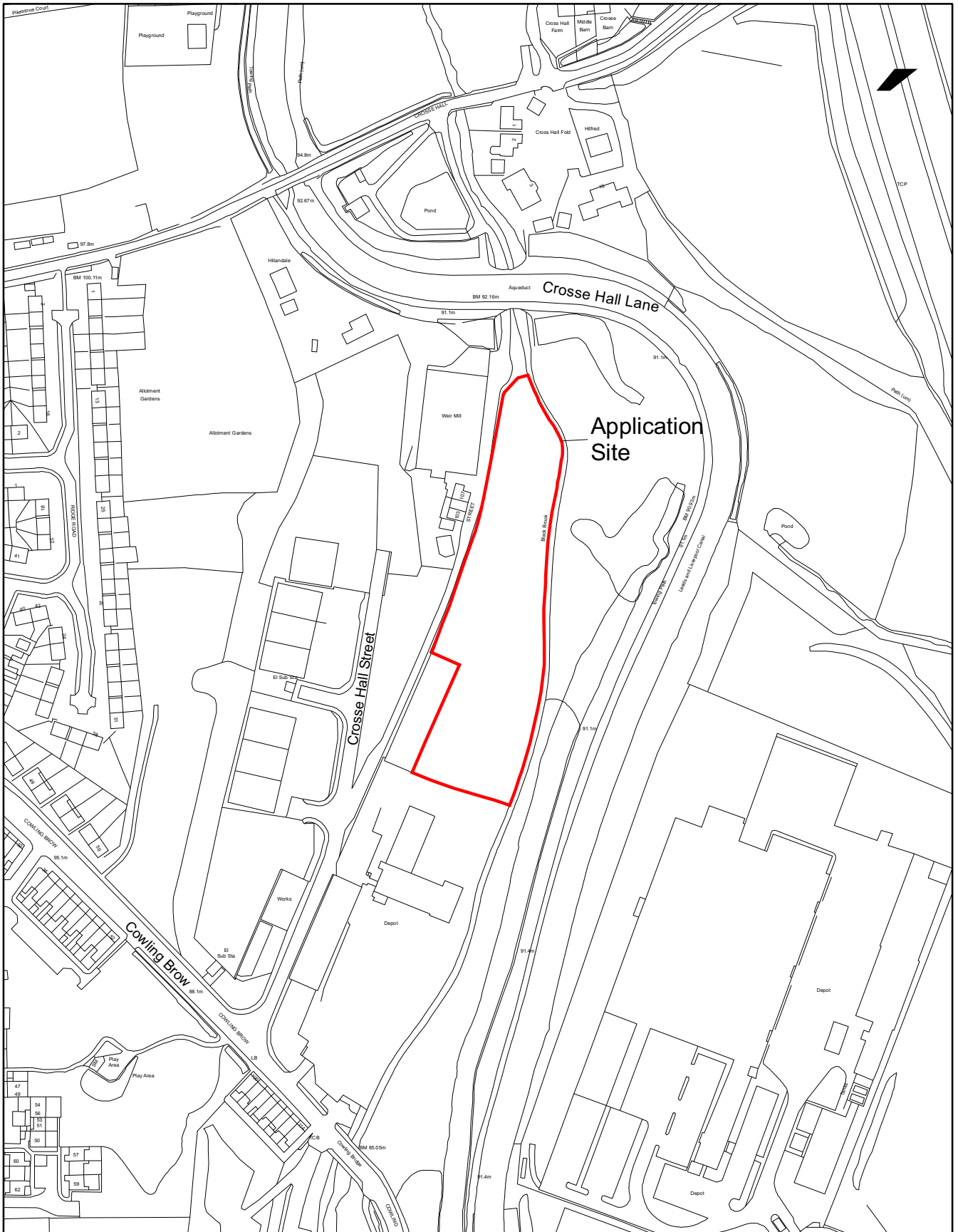
CBC Highways have not raised any objections to the proposal subject to the provision of facilities to prevent debris, mud etc is not brought back onto the public highway.

The Head of Environmental Services has objected to the application citing the impact of the proposed activity on residents of the three domestic dwellings and existing businesses on Crosse Hall Street from noise and dust from the activities on the site and the high number of vehicular movements to and from the site.

### Assessment

The site is allocated under Policy EM8.2 as being suitable for employment redevelopment (Use Classes B2/B8) provided there would be no detriment to the amenity of the area in terms of noise, nuisance, disturbance, environment, traffic and car parking. The proposed use is *Sui Generis* in that it does not fall within either the B2 or B8 use classes although the applicant has stated the proposal would lead to the creation of 5 jobs.

The application site benefits from fairly well defined boundaries and given the context of it being located north of the existing mill site and adjacent other industrial units and uses, it is not



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

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Application Number:  
**06/00177/CTY**

Grid Ref:  
**E: 359528**  
**N: 417212**

Scale:  
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**D. 2**

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