

Glover Close questions and replies – additions and amendments by Chorley Borough Council Housing Services

Planning application – Official consultation period is until 25th January but responses will be accepted by CBC Planning Department up until 14th February, which is the day before the Planning Committee, held on 15th February. The Committee is held at 6.30pm at Chorley Town Hall. The public can observe the Committee but cannot contribute. Ward Councillors are able to make representation to the Committee on behalf of local residents.

Point 1; The fence – Wyre HA have included a budget for maintenance of the fence as part of the future management of the scheme.

Point 2; Parking & traffic – (a) Speed inhibitors will be considered by the developer, WHA and advice will be sought.

(e) Additional street lighting, to the development, will be provided by WHA if it is required

Point 3; Loss of amenity – (d) CBC Housing Services will seek a further response from Development Control on their view of the “amenity value” of the site. We are not in a position to ask for the site to be reclassified as an amenity.

Point 5; Potential occupiers – (a) The waiting list operates on the basis of those requesting to be re-housed in an area, not on those currently living in the area. We are not able to consider just requests for Ulmes Walton but rather the Ward, including Croston and Bretherton

There are 9 applicants requesting a 3 bed house in Ulmes Walton

There are 20 applicants requesting a 2 bed house and 16 a 3 bed house in Bretherton

There are 30 applicants requesting a 2 bed house and 27 a 3 bed house in Croston

Of those requesting 2 beds 4 live locally (ie in the ward), 4 have a local connection.

Of those requesting 3 beds 9 live locally and 4 have a local connection.

(d) WHA do not own any other homes in the area. There are 3 or 4 properties recently acquired by County Palatine HA on the Wymott Estate. These are to be available on a shared ownership basis.

(e) There are no empty council or housing association rented houses in the area. County Palatine’s shared ownership properties are vacant as they are recently acquired and are undergoing work before occupation. Residents then stated that one of the properties had been vacant for over a year. CBC will enquire further with County Palatine HA regarding this property.

(g) It is possible to refuse the application of a person known to have a criminal record but it is not possible to refuse applications from relatives of those with a criminal record.

WHA will also introduce a local lettings policy for the development. A draft copy has been given to the Parish Council and they await comments. Applicants will need to demonstrate a local connection to the parish or ward.

(h)

- (i) Being a rural location, the site is some distance from amenities but this is usually the case for such developments. Occupiers will have a connection to the area and, therefore, should be aware of the nature of the location. Anyone not aware of the location and/or without a car will be made aware of this so that they are in a position to make a decision whether to accept an offer. The important thing to consider is that we give local people a choice over where they live.

Parking generally on the estate - Housing Services will speak to Highways to seek advice on possible ways to improve parking on the estate. Parking is a highways issue and Housing cannot take action themselves.