



Development Control Committee

Agenda and Reports

For consideration on

**Tuesday, 6th September
2011**

In the Lancastrian Room, Town Hall, Chorley

At 6.30 pm

PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

- Persons must give notice of their wish to address the Committee, to the Democratic Services Section by no later than midday, one working days before the day of the meeting (12 Noon on the Monday prior to the meeting).
- One person to be allowed to address the Committee in favour of the officers recommendations on respective planning applications and one person to be allowed to speak against the officer's recommendations.
- In the event of several people wishing to speak either in favour or against the recommendation, the respective group/s will be requested by the Chair of the Committee to select one spokesperson to address the Committee.
- If a person wishes to speak either in favour or against an application without anyone wishing to present an opposing argument that person will be allowed to address the Committee.
- Each person/group addressing the Committee will be allowed a maximum of three minutes to speak.
- The Committees debate and consideration of the planning applications awaiting decision will only commence after all of the public addresses.

The following procedure is the usual order of speaking but may be varied on the instruction of the Chair

ORDER OF SPEAKING AT THE MEETINGS

1. The Director Partnership, Planning and Policy or her representative will describe the proposed development and recommend a decision to the Committee. A presentation on the proposal may also be made.
2. An objector/supporter will be asked to speak, normally for a maximum of three minutes. There will be no second chance to address Committee.
3. A local Councillor who is not a member of the Committee may speak on the proposed development for a maximum of five minutes.
4. The applicant or his/her representative will be invited to respond, for a maximum of three minutes. As with the objector/supporter there will be no second chance to address the Committee.
5. The Development Control Committee, sometimes with further advice from Officers, will then discuss and come to a decision on the application.

There will be no questioning of speakers by Councillors or Officers, and no questioning of Councillors or Offices by speakers.

30 August 2011

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 6TH SEPTEMBER 2011

You are invited to attend a meeting of the Development Control Committee to be held in the Lancastrian Room, Town Hall, Chorley on Tuesday, 6th September 2011 at 6.30 pm.

Members of the Committee are recommended to arrive at the Town Hall by 6.15pm to appraise themselves of any updates received since the agenda was published, detailed in the addendum, which will be available in the Members Room from 5.30pm.

A G E N D A

1. **Apologies for absence**

2. **Minutes (Pages 1 - 4)**

To confirm the minutes of the Development Control Committee meeting on 9 August 2011 (enclosed).

3. **Declarations of Any Interests**

Members are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda. If the interest arises **only** as result of your membership of another public body or one to which you have been appointed by the Council then you only need to declare it if you intend to speak.

If the personal interest is a prejudicial interest, you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

4. **Planning applications to be determined**

The Director of Partnerships, Planning and Policy has submitted eight reports for planning applications to be determined (enclosed).

Please note that copies of the location and layout plans are in a separate pack (where applicable) that has come with your agenda. Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to the current planning applications on our website.

http://planning.chorley.gov.uk/PublicAccess/TDC/tdc_home.aspx

- (a) 11/00484/COU - Heath Paddock Hut Lane, Heath Charnock, Chorley (report to follow - maps are included within the plans pack) (Pages 5 - 10)

Proposal:

Change of use of land for the siting of 2 static caravans and 4 touring caravans for residential use, the storage of 2 touring caravans when not in use for working away, retention of double utility block, provision of double stable block, retention of reduced area of hard surface for exercising horses, retention of hard standing for 3 vehicles plus horse box trailer to north of site and provision of new hard standing for 3 vehicles plus horse box trailer together with retention of existing access at North West corner of site.

Recommendation:

Refuse full planning permission.

- (b) 11/00053/FULMAJ - Land 200m South West of Whinney Cottage, 4 Whinney Lane, Euxton, Chorley (report to follow - maps are included within the plans pack) (Pages 11 - 14)

Proposal:

Change of use of agricultural land, involving levelling the site and drainage, to create 6 playing pitches, changing pavilion, 90 space car park and new access with associated roadway.

Recommendation:

Refuse full planning permission.

- (c) 11/00466/FUL - Go Ape, Rivington Lane, Rivington, Bolton (report enclosed) (Pages 15 - 32)

Proposal:

Retrospective application for the building up (raising) and enlargement of two zipwire landing sites at Go Ape course (landing area for site 2 located near site 3, and landing area for site 3 located near site 4).

Recommendation:

Permit full planning permission.

- (d) 11/00574/OUT - Balshaw Villa, Balshaw Lane, Euxton, Chorley (report enclosed) (Pages 33 - 44)

Proposal:

Outline application for the erection of 2 no. two storey detached dwellings and provision of public greenspace in place of private garden (all matters reserved apart from access).

Recommendation:

Refuse outline planning permission.

- (e) 11/00437/FUL - Matrix Dental Laboratory, 87 School Lane, Brinscall, Chorley (report enclosed) (Pages 45 - 52)

Proposal:

Application to vary condition no. 5 of planning permission no. 10/00901/FUL (which permitted the use of the property as a dental laboratory) to enable the opening hours of the dental laboratory to be 8am to 8pm Monday to Friday only.

Recommendation:

Permit full planning permission.

- (f) 11/00635/FUL - Golden Lion, 369 Blackburn Road, Higher Wheelton, Chorley (report enclosed) (Pages 53 - 66)

Proposal:

Erection of 2 no. of 3 bedroom detached dwellings on part of the existing car park belonging to the Golden Lion Public House.

Recommendation:

Permit (subject to Legal Agreement)

- (g) 11/00480/FULMAJ - Burrows (Grass Machinery) Ltd, Wigan Road, Clayton-le-Woods, Leyland (report enclosed) (Pages 67 - 80)

Proposal:

Demolition of Burrows Grass Machinery and removal of car sales forecourt and demolition of The New Bungalow and erection of 13 no. detached two-storey dwellings and associated infrastructure.

Recommendation:

Permit (subject to Legal Agreement).

- (h) 11/00494/FULMAJ - Land between Froom Street/Crosse Hall Lane, Chorley (report enclosed) (Pages 81 - 94)

Proposal:

Erection of 23 dwellings (amendment to layout, design, landscaping and external appearance approval as part of planning approval 02/00680/REMMAJ and 07/01051/FULMAJ)

Recommendation:

Permit (subject to Legal Agreement)

5. **Planning Appeals and Notifications (Pages 95 - 96)**

Report of the Director of Partnerships, Planning and Policy (enclosed).

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

Yours sincerely



Gary Hall
Chief Executive

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Democratic and Member Services Officer
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Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair) and Councillors Ken Ball, Henry Counce, Matthew Crow, David Dickinson, Dennis Edgerley, Christopher France, Marie Gray, Alison Hansford, Hasina Khan, Paul Leadbetter, Roy Lees, June Molyneaux and Mick Muncaster) for attendance.
2. Agenda and reports to Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Jennifer Moore (Head of Planning), Chris Moister (Head of Governance), Paul Whittingham (Development Control Team Leader), Cathryn Filbin (Democratic and Member Services Officer) and Alex Jackson (Senior Lawyer) for attendance.
3. Agenda and reports to Development Control Committee reserves, (Councillors Alistair Bradley and Simon Moulton) for information.

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.

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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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کیجئے: