



Development Control Committee

Agenda and Reports

For consideration on

**Thursday, 3rd November
2011**

In the Council Chamber, 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.

28 October 2011

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 3RD NOVEMBER 2011

You are invited to attend a meeting of the Development Control Committee to be held in the Council Chamber, Town Hall, Chorley on Thursday, 3rd November 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 on the 4 October 2011 of Development Control Committee.

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 12 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) 11/00823/FUL - Land north of and adjacent to Sidegate Cottage, Pompian Brow, Bretherton, Chorley (Pages 5 - 10)

Proposal

Erection of detached dwelling on land north of Sidegate Cottage.

Recommendation

Permit (subject to legal agreement).

- (b) 11/00566/FULMAJ - Land south of 5 Townley Street, Chorley (Pages 11 - 18)

Proposal

Erection of 14, 2-storey terraced properties (resubmission of withdrawn application 10/00950/FULMAJ).

Recommendation

Permit full planning permission.

- (c) 11/00737/FULMAJ - Sacred Heart Social Centre, Worthy Street, Chorley (Pages 19 - 26)

Proposal

Proposed residential development of 13 dwellings on site of former club premises (demolished). Resubmission of withdrawn application 11/00358/FULMAJ.

Recommendation

Permit full planning permission.

- (d) 11/00699/FUL - Land fronting onto West Way, 130m northeast of Chancery Road, West Way, Astley Village (Pages 27 - 30)

Proposal

Erection of 20m high O2/Vodafone streetworks telecommunications mast finished in green and 2 associated equipment cabinets.

Recommendation

Permit full planning permission.

- (e) 11/00733/FUL - Lane Side Farm, Brown House Lane, Higher Wheelton, Chorley (Pages 31 - 36)

Proposal

Conversion of redundant agricultural building to residential use including ground floor rear extension. Demolition of detached agricultural/storage building to rear.

Recommendation

Permit (subject to legal agreement).

- (f) 11/00773/FUL - 24 Eaves Green Road, Chorley (Pages 37 - 40)

Proposal

Erection of a new 3 bedroom 2-storey dwelling on land adjoining 24 Eaves Green Road.

Recommendation

Refuse full planning permission.

- (g) 11/00719/FULMAJ - Land north of Pole Green Nurseries and adjacent to Church Lane, Church Lane, Charnock Richard (Pages 41 - 44)

Proposal

Section 73 application to vary condition 1 of permission ref: 10/00267/FULMAJ for an amendment to replace part of the approved glasshouse with two poly tunnels and to turn the bays of the remaining glasshouse 90 degrees to run east to west. Also to change the originally proposed boiler house so it is incorporated into the glasshouse rather than be a separate structure. It is also proposed to amend the amount of internal growing area from the previously approved 1.3 acres to 1.46 acres.

Recommendation

Permit full planning permission.

- (h) 11/00624/FUL - Bluestone Barn, Blue Stone Lane, Mawdesley (Pages 45 - 50)

Proposal

Application to vary condition 1 of planning permission 08/00084/FUL (to reduce the 'work' element of units 1 and 2 and minor internal alterations).

Recommendation

Permit full planning permission.

- (i) 11/00776/FUL - 7 Chorley Old Road, Whittle-le-Woods (Pages 51 - 60)

Proposal

Application to vary Condition 24 (Code for Sustainable Homes requirement), the removal of Condition 25 (Design Stage Assessment) and the removal of Condition 26 (Code Level letter of assurance and Final Code Certificate) imposed upon planning approval 11/00327/FUL.

Recommendation

Permit full planning permission.

- (j) 11/00777/FUL - 7 Chorley Old Road, Whittle-le-Woods (Pages 61 - 68)

Proposal

Application to vary Condition 27 (details of on-site carbon reduction measures) of planning approval 11/00327/FUL.

Recommendation

Permit full planning permission.

- (k) 11/00817/REM - Land Parcel H6, Lancashire Drive, Buckshaw Village, Chorley (Pages 69 - 74)

Proposal

Re-plan of plots 842-843, 846-851 and 929 of Parcel I, Phase 2 (9 dwellings).

Recommendation

Permit full planning permission.

- (I) 10/00796/798/CLEUD and 10/00798/CLEUD Springfield Mawdesley (Pages 75 - 78)

Proposal

Applications for Certificate of Lawful Use in respect of :

- i) industrial uses to include manufacturing, modification, design, repair and testing of machinery, plant and engineering apparatus, metal fabrication and associated storage and parking of vehicles and plant.
- ii) combination of light industrial use and associated storage of vehicles, plant, apparatus and equipment.

Recommendation

Minded to refuse planning permission.

5. **Enforcement - Towngate Works Mawdesley** (Pages 79 - 84)

To consider the enclosed enforcement report of the Director of Partnerships, Planning and Policy.

6. **Enforcement - Go Ape** (Pages 85 - 88)

To consider the enclosed enforcement report of the Director of Partnerships, Planning and Policy.

8. **Planning Appeals and Decisions Report 3 November 2011** (Pages 89 - 90)

Report of the Director of Partnerships, Planning and Policy enclosed for information.

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

Yours sincerely



Gary Hall
 Chief Executive
 Cathryn Filbin
 Democratic and Member Services Officer
 E-mail: cathryn.filbin@chorley.gov.uk
 Tel: (01257) 515123
 Fax: (01257) 515150

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 Caunce, David Dickinson, Dennis Edgerley, Christopher France, Marie Gray, Alison Hansford, Hasina Khan, Paul Leadbetter, Roy Lees, June Molyneaux, Mick Muncaster and Dave Rogerson) for attendance.
2. Agenda and reports to Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Jennifer Moore (Head of Planning), 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.

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

01257 515823

کیجئے: