



Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 17th January 2012

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.

09 January 2012

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 17TH JANUARY 2012

You are invited to attend a meeting of the Development Control Committee to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 17th January 2012 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 as a correct record the minutes of the last meeting of the Development Control Committee held on 13 December 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 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) 11/00764/OUT - 11 Sutton Grove, Chorley (Pages 5 - 16)

Proposal

Outline application for the erection of two detached houses and a pair of semi-detached houses.

Recommendation

Refuse Full Planning Permission

- (b) 11/00875/FULMAJ - Land Formerly Talbot Mill, Froom Street, Chorley (Pages 17 - 30)

Proposal

Application to extend the time limit for implementation of extant planning permission 07/01426/FULMAJ at Talbot Mill for the erection of 149 residential dwellings including landscaping and access off Froom Street.

Recommendation

Permit (Subject to Legal Agreement)

- (c) 11/00934/REMAJ - Parcel F3 Buckshaw Central Avenue, Buckshaw Village, Lancashire (Pages 31 - 44)

Proposal

Erection of 53 dwellings including associated roads and footpaths at Parcel F, Buckshaw Village

Recommendation

Approve Reserved Matters

- (d) 11/00837/FULMAJ - Site 7 and 9 Buckshaw Avenue, Buckshaw Village, Chorley (Pages 45 - 84)

Proposal

Erection of 2 no. distribution centre/industrial buildings (Use Class B1c, B2, B8) with ancillary office accommodation, service yard areas, car parking, access, internal circulation areas and landscaping.

Recommendation

Permit Full Planning Permission

- (e) 11/00871/FULMAJ - Former Initial Textile Services, Botany Brow and Willow Road, Chorley (Pages 85 - 104)

Proposal

Proposed residential development of 41 no. 2 storey dwellings (Resubmission of application no. 10/00834/FULMAJ)

Recommendation

Permit (Subject to Legal Agreement)

- (f) 11/00892/FUL - Initial Textiles Services, Botany Brow Chorley (Pages 105 - 112)

Proposal

Proposal to utilise existing former initial laundry site entrance and apply for adaptation, to become LCC highway compliant residential access to redevelopment on the site.

Recommendation

Permit Full Planning Permission

- (g) 11/01062/FUL - Land East of and adjacent to 99 Lakeland Gardens, Chorley
(Pages 113 - 126)

Proposal

Erection of a single storey community centre on playing fields adjacent to Lakeland Gardens

Recommendation

Permit Full Planning Permission

- (h) 11/00894/FULMAJ - Burrows Ltd, Wigan Road, Clayton-le-Woods, Leyland
(Pages 127 - 142)

Proposal

Demolition of Burrows Grass Machinery and removal of car sales forecourt and demolition of The New Bungalow and erection of 14 no. detached two-storey dwellings and associated garaging and infrastructure (changes to access point and layout of the previously approved permission 11/00480/FULMAJ and an additional house).

Recommendation

Permit Full Planning Permission

- (i) 11/00977/FUL - Barratt Development, Pilling Lane, Chorley (Pages 143 - 150)

Proposal

Substitution of house types on 5 plots previously approved under permission reference 07/01226/REMMAJ (substitute 5x Patterdale with 5x Kingsville houses) and associated works.

Recommendation

Permit subject to (Legal Agreement)

- (j) 11/00974/REMMAJ - Land South of Buckshaw Avenue, Buckshaw Village, Chorley
(Pages 151 - 156)

Proposal

Section 73 application to vary condition 1 (approved plans) of reserved matters approval 06/00786/REMMAJ involving altering the location of the junctions

Recommendation

Approve Reserved Matters

- (k) 11/00874/FUL - 41 Wigan Road, Euxton, Chorley (Pages 157 - 166)

Proposal

Proposed residential development of 4 No. detached houses on plots 5, 6, 7 & 12 (amendment to planning approval 10/00573/FUL)

Recommendation

Permit Full Planning Permission

- (l) 11/00989/FUL - Jumps Farm, 147 South Road, Bretherton (Pages 167 - 180)

Proposal

Section 73 application to remove Conditions 2 (use of building) and 5 (personal permission) attached to planning approval 10/00563/COU.

Recommendation

Permit Full Planning Permission

5. **Tree Preservation Order No.16 (Mawdesley) 2011** (Pages 181 - 198)

Report of the Head of Governance to approve Tree Preservation Order No.16 (Mawdesley) 2011 without modification (enclosed).

6. **Tree Preservation Order No. 15 (Euxton) 2011** (Pages 199 - 214)

Report of the Head of Governance to approve Tree Preservation Order No.15 (Euxton) 2011 without modification (enclosed).

7. **Planning Appeals and Decisions Report 17 January 2012** (Pages 215 - 216)

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

8. **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, 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, (Councillor) 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 آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

کیجئے: 01257 515823