



Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 7th February 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.

30 January 2012

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 7TH FEBRUARY 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, 7th February 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 of meeting Tuesday, 17 January 2012 of Development Control Committee (Pages 1 - 4)**

To confirm as a correct record the minutes of the last meeting of the Development Control Committee held on 17 January 2012 (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 nine report for planning applications to be determined (the reports for items 4a-4h are enclosed, the report for item 4i is to follow).

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.

- (a) 11/00989/FUL - Jumps Farm, 147 South Road, Bretherton, Leyland (Pages 5 - 14)

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

- (b) 11/00919/FUL - Bluebell Cottage, Trigg Lane, Heapey, Chorley (Pages 15 - 26)

Proposal

Erection of 2no. wind turbines (Hub height 15.545m / Height to blade tip 20.345m).

Recommendation

Permit Full Planning Permission

- (c) 11/01024/REMMAJ - Grove Farm, Railway Road, Adlington, Chorley (Pages 27 - 42)

Proposal

Reserved matters application for the erection of 67 dwellings and a park and ride car park

Recommendation

Approve Reserved Matters

- (d) 11/01060/CB3 - Land between Carr Road/Manor Road and south of 83 Manor Road, Clayton-le-Woods (Pages 43 - 50)

Proposal

The creation of a 21 plot allotment site with 5 car parking spaces and associated hard standing, drainage, fencing and pathways.

Recommendation

Permit Full Planning Permission

- (e) 11/01021/FULMAJ - Land between Southlands High School and Grundys Farm, Clover Road, Chorley (Pages 51 - 66)

Proposal

Change of use from farmland to a residential Dwelling Houses (C3 Use Class), to accommodate twenty five new build dwellings and associated infrastructure.

Recommendation

Permit Full Planning Permission

- (f) 11/01070/FUL - Chorley Motor Auction. Cottam Street, Chorley (Pages 67 - 74)

Proposal

Proposed residential development of 9 dwellings (7 houses and 2 bungalows) following the demolition of the existing commercial premises (on the same site where 8 dwellings have been previously applied for ref: 10/00502/FUL).

Recommendation

Permit (Subject to Legal Agreement)

- (g) 11/00999/FULMAJ - Weldbank Plastic Co Ltd, Westhoughton Road, Heath Charnock, Chorley (Pages 75 - 84)

Proposal

Section 73 application to vary conditions 1 (approved plans) and 24 (list of approved plans) attached to planning approval 11/00168/FULMAJ

Recommendation

Permit (Subject to Legal Agreement)

- (h) 11/01019/REMMAJ - Duxbury Park Myles Standish Way Chorley (Pages 85 - 94)

Proposal

Section 73 application to vary conditions 1 (approved plans) and 4 (approved plans) attached to planning approval 11/00453/REMMAJ

Recommendation

Permit (Subject to Legal Agreement)

- (i) 11/01085/OUTMAJ - Land south of Cuerden Farm and Woodcocks Farm and land north of Caton Drive/Wigan Road, Clayton-le-Woods (report to follow)

Proposal

Section 73 application to amend condition 20 (Layout of Highway Improvements at Hayrick Junction) of Outline application 10/00414/OUTMAJ relating to the residential development of up to 300 dwellings (comprising 2, 2.5, & 3 storeys) with details of access and highway works and indicative proposals for open space, landscape and associated works.

Recommendation

Permit (Subject to Legal Agreement)

5. **Planning Appeals and Decisions** (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



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Chief Executive

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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
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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: