



Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 6th March 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.

24 February 2012

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 6TH MARCH 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, 6th March 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 - 2)**

To confirm as a correct record the minutes of the Development Control Committee held on 14 February 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 ten 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) 11/00919/FUL - Bluebell Cottage, Trigg Lane, Heapey, Chorley (Pages 3 - 20)

Proposal

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

Recommendation

Permit full planning permission

- (b) 11/01060/CB3 - Land between Carr Road and Marnor Road and south of 83 Manor Road, Clayton-le-Woods, Chorley (Pages 21 - 30)

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

- (c) 11/01086/FUL - Ridgeway Arms, 176 Chorley Road, Adlington, Chorley (Pages 31 - 46)

Proposal

Alterations to the existing building including the erection of a single storey rear extension following the demolition of part of the existing building along with the creation of new entrance doors

Recommendation

Permit full planning permission

- (d) 11/01080/FULMAJ - Land south west of Bishopton Crescent and at the junction of Buckshaw Avenue and Ordnance Road, Buckshaw Village, Chorley (Pages 47 - 64)

Proposal

Proposed warehouse, office and trade counter building and associated infrastructure

Recommendation

Permit full planning permission

- (e) 12/00043/OUT - Park Road Methodist Church, Park Road, Chorley (Pages 65 - 72)

Proposal

Outline application for demolition of the existing church building and redevelopment of the site for residential use

Recommendation

Permit outline planning permission

- (f) 11/01104/COU - The Farm Depot, Bentley Lane, Heskin, Chorley (Pages 73 - 86)

Proposal

Change of use of buildings and yard from B2 use to B8 use

Recommendation

Permit full planning permission

- (g) 11/01105/REM - Land opposite junction of Regiment Drive and Old Worden Avenue (Parcel Q) Old Worden Avenue Buckshaw Village, Chorley (Pages 87 - 106)

Proposal

Reserved matters application for the erection of 8no. detached two-storey dwellings and associated works (pursuant to outline permissions 97/00509/OUT and 02/00748/OUTMAJ)

Recommendation

Permit full planning permission

- (h) 11/01087/REMAJ - Parcel H8 Euxton Lane, Euxton, Chorley (Pages 107 - 122)

Proposal

Reserved matters application for the erection of 12 no. three-storey dwellings (to south east side of square)

Recommendation

Permit full planning permission

- (i) 11/01094/FULMAJ - Site N1, Lower Burgh Way, Chorley (Pages 123 - 134)

Proposal

Proposed substitution of house types and re-plan of plots 1 to 15 Birkacre Park (previously approved as part of planning application reference 07/00993/REMAJ) including the erection of 4 additional dwellings

Recommendation

Permit (subject to legal agreement)

- (j) 11/00994/FUL - Woodcock Barn, Runshaw Lane, Euxton, Chorley (Pages 135 - 142)

Proposal

Application for amendments to the pitch of the roof over the entrance and garage to the front of the property, and application for retrospective permission for the roof pitch over side extension (same plans as submitted for application 11/00262/FUL)

Recommendation

Refuse full planning permission

5. **Proposed confirmation of Tree Preservation Order No.13 (Whittle-le-Woods) 2011 without modification** (Pages 143 - 158)

Report of the Head of Governance (enclosed).

6. **Planning Appeals and Decisions** (Pages 159 - 160)

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

7. **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 Henry Counce, David Dickinson, Dennis Edgerley, Christopher France, Marie Gray, Alison Hansford, Hasina Khan, Paul Leadbetter, Roy Lees, June Molyneaux, Mick Muncaster, Dave Rogerson and VACANT) 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 آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823

کیجئے: