

Development Control Committee

Tuesday, 22 May 2012

Present: Councillor Paul Walmsley (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Ken Ball, Henry Counce, Jean Cronshaw, John Dalton, David Dickinson, Dennis Edgerley, Christopher France, Danny Gee, Harold Heaton, Steve Holgate, Roy Lees and Geoffrey Russell

Substitutes: Councillor Mick Muncaster

Officers in attendance: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Nicola Hopkins (Principal Planning Officer (Major Projects)), Ian Heywood (Conservation Officer), Robert Rimmer (Business Support Team Leader) and Cathryn Filbin (Democratic and Member Services Officer)

Also in attendance: Councillors Alistair Bradley, Alison Hansford, Paul Leadbetter and Kim Snape

12.DC.168 WELCOME AND APOLOGIES FOR ABSENCE

The Chair welcomed Members of the Development Control Committee to the first meeting of the municipal year, and thanked Councillor Harold Heaton for his services as Chair of the Committee in the last few years.

Apologies for absence were received from Councillor Greg Morgan, Councillor Mick Muncaster attended as his substitute.

12.DC.169 MINUTES

RESOLVED – That the minutes of the meeting held on 24 April 2012 be confirmed as a correct record and signed by the Chair.

12.DC.170 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest.

12.DC.171 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted reports on nine applications for planning permission to be determined.

In considering the applications, Members of the Development Control Committee took into account the agenda reports, the addendum and the verbal representation and submissions provided by officers and individuals.

- a) **Application:** 12/00102/FULMAJ - Land between Froom Street and Crosse Hall Lane, Chorley
- Proposal:** Erection of 28 dwellings (amendments to the number of dwellings (additional 4 no. dwellings over layout approved by 02/00680/FULMAJ and additional 13 no. dwellings over layout approved by 10/00820/FULMAJ), layout, design, landscaping and external appearance)

RESOLVED (unanimously) – That planning permission be granted subject to an associated supplemental Section 106 Legal Agreement and the conditions within the report in the agenda and the amended condition detailed on the addendum.

- b) **Application:** 12/00084/FULMAJ - **Proposal:** Refurbishment and restoration of chimney and associated building to form office (class b1), demolition of remaining buildings and erection of 37 dwellinghouses (class c3) and associated hardstanding, landscaping and infrastructure
Chimney and building Withnell Fold Mill, Withnell Fold, Withnell, Chorley

RESOLVED (unanimously) – That planning permission be granted subject to a Section 106 Legal Agreement with delegated powers to negotiate the final details of the Section 106 Legal Agreement in consultation with the Chair and Vice Chair to include Abbey Village and Withnell Fold within the location for affordable housing, the amended condition in the addendum and the amended Construction Management Plan to include working hours from 07:00hrs – 20:00hrs Monday-Friday, 08:00hrs-17:00hrs Saturday and none on Sundays and Bank Holidays.

- c) **Application:** 12/00085/CON - **Proposal:** Refurbishment and restoration of chimney and associated building to form office (class b1), demolition of remaining buildings and erection of 37 dwellinghouses (class c3) and associated hardstanding, landscaping and infrastructure
Chimney and Building Withnell Fold Mill, Withnell Fold Withnell, Chorley

RESOLVED (unanimously) – That the Conservation Area Consent be granted subject to the conditions detailed within the report in the agenda.

- d) **Application:** 10/01065/FUL - Land **Proposal:** Erection of 4 No three bedroom dwellings
30M North West of 79 Railway Road, Brinscall, Lancashire

RESOLVED (unanimously) – That planning permission granted subject to a Section 106 Legal Agreement and conditions detailed within the report in the agenda.

- e) **Application:** 12/00297/FUL - Land **Proposal:** Demolition of existing commercial workshop and a detached garage and erection of 3 no. detached houses with attached garages
North of 272 Preston Road, Coppull, Chorley

RESOLVED (unanimously) – That full planning permission be refused for the reasons detailed within the report in the agenda.

- f) **Application:** 12/00219/FULMAJ - **Proposal:** Section 73 application to vary condition 22 (sustainable resources) of planning approval 11/00636/FULMAJ to demolish the existing restaurant and hotel buildings and erect a care home
Mawdsleys Eating House and Hotel, Hall Lane, Mawdesley, Ormskirk

RESOLVED (unanimously) – That planning permission for the Section 73 planning application be granted to vary condition 22 of planning approval 11/00636/FULMAJ subject to the conditions detailed within the report in the agenda.

- g) **Application:** 12/00325/FUL - Inland Revenue Lingmell House, Water Street, Chorley
Proposal: Change of use of existing office accommodation (ground and first floor) to Chorley Academy free school (Use Class D1)

RESOLVED (9:6:0) – That the decision for the planning application for a change of use of the existing accommodation be deferred to allow time for officers to consult with Lancashire County Council’s Highways and Education Departments.

- h) **Application:** 12/00350/OUTMAJ - Friday Street Depot, Friday Street, Chorley
Proposal: Application to extend the time limit for implementation of extant outline planning permission 09/00044/OUTMAJ for the demolition and clearance of existing warehouse and outbuildings and erection of proposed 2 storey primary health care centre (Use Class D1) including ancillary office accommodation

RESOLVED (unanimously) – That planning permission granted subject to an associated supplemental Section 106 Legal Agreement and conditions detailed within the report in the agenda.

- i) **Application:** 12/00185/FULMAJ - Group 4N land 150 Metres West of Sibbering’s Farm, Dawson Lane, Whittle-le-Woods, Chorley
Proposal: Application for substitution of house types on plots 44, 51, 65, 80, 81, 91, 94, 100, 104 and 105 (10 houses in total) previously approved as part of application 10/00745/FULMAJ

RESOLVED (unanimously) – That planning permission granted subject to Section 106 Legal Agreement and conditions detailed within the report in the agenda and the amended condition detailed in the addendum.

12.DC.172 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which detailed one planning appeal which had been dismissed, two planning appeals which had been allowed, two enforcement appeal which had been dismissed and one enforcement appeal which had been allowed by the Planning Inspectorate.

RESOLVED – That the report be noted.

12.DC.173 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

Hut Lane

The Head of Planning informed Members of the Development Control Committee that the Hut Lane Planning Appeal had been dismissed by the Planning Inspector.

Chair