



# Development Control Committee

Agenda and Reports

For consideration on

**Tuesday, 12th June 2012**

In the Lancastrian Room, 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.

01 June 2012

Dear Councillor

## **DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 12TH JUNE 2012**

You are invited to attend a meeting of the Development Control Committee to be held in the Lancastrian Room, Town Hall, Chorley on Tuesday, 12th June 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 the minutes of the Development Control Committee held on 22 May 2012 as a correct record and be signed by the Chair (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 14 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](http://planning.chorley.gov.uk/PublicAccess/TDC/tdc_home.aspx)

- (a) 12/00325/FUL - Inland Revenue, Lingmell House, Water Street, Chorley (Pages 5 - 26)

**Proposal**

Change of use of existing office accommodation (ground and first floor) to Chorley Academy free school (Use Class D1)

**Recommendation**

Permit Full Planning Permission

- (b) 12/00362/OUTMAJ - Land bounded by Town Lane (to the North) and Lucas Lane (to the East) Town Lane, Whittle-le-Woods (Pages 27 - 46)

**Proposal**

Outline planning application for the development of land to the north and west of Lucas Lane for the erection of up to no. 135 dwellings with all matters reserved, save for access (resubmission of previous application 11/00992/OUTMAJ)

**Recommendation**

Refuse Full Planning Permission

- (c) 11/01093/OUTMAJ - Land North of Lancaster Lane and bounded by Wigan Road and Shady Lane, Lancaster Lane, Clayton-le-Woods (Pages 47 - 100)

**Proposal**

Outline planning application for the development of land to the east of Wigan Road for the erection of up to 160 dwellings and associated open space with all matters reserved, save for access.

**Recommendation**

Refuse Outline Planning Permission

- (d) 12/00269/REMMAJ - Duxbury Park Myles, Standish Way, Chorley (Pages 101 - 120)

**Proposal**

Section 73 application to vary conditions 1 and 4 (approved plans) and 9 (finished floor levels), in respect of plots 58-68 and plot 75, attached to planning approval 11/01019/REMMAJ

**Recommendation**

Permit (Subject to Legal Agreement)

- (e) 12/00193/OUT - 11 Sutton Grove, Chorley (Pages 121 - 130)

**Proposal**

Outline application for the erection of two detached bungalows

**Recommendation**

Refuse Outline Planning Permission

- (f) 12/00359/OUT - 33 Church Walk, Euxton, Chorley (Pages 131 - 138)

**Proposal**

Outline application for the erection of one detached dwellinghouse and garage, all matters reserved

**Recommendation**

Permit Outline Planning Permission

- (g) 12/00173/FUL - Towngate Works, Dark Lane, Mawdesley (Pages 139 - 150)

**Proposal**

Application to retain use of land for storage of building materials, parking of vehicles and associated purposes and provision of landscaping to site

**Recommendation**

Refuse Full Planning Permission

- (h) 12/00174/FUL - Towngate Works, Dark Lane, Mawdesley (Pages 151 - 154)

**Proposal**

Retention of use of land for open storage, parking and provision of landscaping

**Recommendation**

Permit Full Planning Permission

- (i) 12/00176/FUL - Towngate Works, Dark Lane, Mawdesley (Pages 155 - 158)

**Proposal**

Retain 3 storage containers

**Recommendation**

Permit Full Planning Permission

- (j) 12/00177/CLEUD - Towngate Works, Dark Lane, Mawdesley (Pages 159 - 162)

**Proposal**

Application for a Certificate of Lawfulness for an existing development in respect of siting of a container unit

**Recommendation**

Grant Cert of Lawfulness for Est Use

- (k) 12/00178/CLEUD - Towngate Works Dark Lane Mawdesley (Pages 163 - 166)

**Proposal**

Application for a Certificate of Lawfulness for an existing development in respect of storage of building materials, parking and related activities, plus related storage bunkers and buildings

**Recommendation**

Grant Certificate of Lawfulness for Est Use

- (l) 12/00179/CLEUD - Towngate Works Dark Lane Mawdesley Lancashire (Pages 167 - 170)

**Proposal**

Application for a Certificate of Lawfulness for an existing development in respect of 3 storage buildings

**Recommendation**

Grant Certificate of Lawfulness for Est Use

- (m) 12/00246/FULMAJ - Land North of Duke Street including QS Fashions and Bounded by Pall Mall and Bolton Street, Chorley (Pages 171 - 178)

**Proposal**

Reserved Matters Application in relation to planning permission 09/00933/FULMAJ (Appearance, Landscaping \_ Layout) for the provision of a business/non residential institution unit (use class B1 \_ D1)

**Recommendation**

Approve Reserved Matters

- (n) 12/00454/FULMAJ - Weldbank Plastic Co Ltd, Westhoughton Road, Heath Charnock, Chorley (Pages 179 - 190)

**Proposal**

Section 73 application to vary condition 28 (facing materials) attached to planning approval 11/00999/FULMAJ

**Recommendation**

Permit (Subject to Legal Agreement)

5. **Tree Preservation Order no. 8 (Withnell) 2011** (Pages 191 - 196)

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

6. **Tree Preservation Order no. 1 (Chorley) 2012** (Pages 197 - 204)

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

7. **Planning Appeals and Decisions** (Pages 205 - 206)

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

8. **Exclusion of the Public and Press**

To consider the exclusion of the press and public for the following items of business on the ground that it involves the likely disclosure of exempt information as defined in Paragraph 4 of Part 1 of Schedule 12A to the Local Government Act 1972.

9. **Enforcement Item** (Pages 207 - 210)

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

10. **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 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, Greg Morgan and Geoffrey Russell) 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: