



# Development Control Committee

Agenda and Reports

For consideration on

## Tuesday, 30th October 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.

22 October 2012

Dear Councillor

## **DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 30TH OCTOBER 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, 30th October 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 2 October 2012 as a correct and be signed by the Chair (enclosed).

3. **Declarations of Any Interests**

Members are reminded of their responsibility to declare any pecuniary interest in respect of matters contained in this agenda.

If you have a pecuniary 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 eight 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) 12/00741/OUTMAJ - Land surrounding Huyton Terrace. previously Baly Place Farm, Bolton Road, Adlington (report to follow)

**Proposal**

Outline application for residential development of up to 170 dwellings, demolition of 74 and 76 Bolton Road, formation of new access, landscaping, open space, highways and associated works.

**Recommendation**

Permit (subject to Legal Agreement)

- (b) 12/00941/OUTMAJ - Land north of Lancaster Lane and bounded by Wigan Road and Shady Lane, Lancaster Lane, Clayton-le-Woods (report to follow)

**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. (Resubmission of Application: 11/01093/OUTMAJ).

**Recommendation**

Permit (subject to Legal Agreement)

- (c) 12/00655/FUL - 10 Blacksmith Walks, Buckshaw Village, Chorley (Pages 5 - 10)

**Proposal**

Retrospective application for conversion of garage to habitable room (including permanent closure and incorporation of former pedestrian access pathway adjacent to garage from Blacksmith Walks to rear parking area into the habitable accommodation of the dwelling).

**Recommendation**

Permit retrospective planning permission

- (d) 12/00802/FUL - The Brook House, Barmskin Lane, Heskin, Chorley (Pages 11 - 24)

**Proposal**

Proposed change of use of former public house to dwelling with side and rear extensions and front porch and erection of garage/store/gym building.

**Recommendation**

Refuse full planning permission

- (e) 12/00037/FUL - South Miry Fold Farm, Briers Brow, Wheelton (Pages 25 - 32)

**Proposal**

Section 73 application to vary the approved plans from the application 08/00934/FUL to include: 2 additional garage doors to the west elevation of previously approved garage; first floor extension above existing ground floor office to form additional bedroom; first floor side facing window in west elevation to serve bedroom 4; first floor side facing window in east elevation to serve bedroom 3 and; additional hardstanding to link existing access to proposed garage doors.

**Recommendations**

Permit full planning permission

- (f) 12/00787/REMAJ - Land north east of Buckshaw Hall and bounded by Buckshaw Avenue and Ordnance Road, Buckshaw Village, Chorley (Pages 33 - 40)

**Proposal**

Proposed residential development comprising 82 dwellings and associated works.

**Recommendation**

Permit full planning permission

- (g) 12/00842/FULMAJ - Duxbury Park Myles, Standish Way, Chorley (Pages 41 - 52)

**Proposal**

Application to vary conditions 1, 4 (approved plans) and 9 (site levels) in respect of plots 2, 30-52, 63, 64, 132-134 (including reduction in the number of dwellings and the repositioning of the gated access) of planning approval 12/00269/REMAJ.

**Recommendation**

Permit (subject to Legal Agreement)

- (h) 12/00797/FUL - Higher Wheelton Methodist Church, Blackburn Road, Higher Wheelton (Pages 53 - 54)

**Proposal**

Retrospective application for the erection of a detached dwelling with amendments to the previously approved scheme 11/00970/FUL. The amendments comprise an increase in the ridge height of 0.7m; insertion of three roof lights to the rear roof slope and insertion of one second floor window to each side elevation.

**Recommendation**

Refuse full planning permission

5. **Enforcement Report**  
Report of the Director of Partnerships, Planning and Policy (report to follow).
6. **Enforcement Report**  
Report of the Director of Partnerships, Planning and Policy (report to follow).
7. **Planning appeals and decisions (Pages 55 - 56)**  
Report of the Director of Partnerships, Planning and Policy enclosed for information.
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 7 of Part 1 of Schedule 12A to the Local Government Act 1972.
9. **Enforcement Update**  
Report of the Director of Partnerships, Planning and Policy (report to follow).
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  
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### **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 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.**

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ان معلومات کا ترجمہ آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

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کیجئے: