



Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 15th January 2013

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.

07 January 2013

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 15TH JANUARY 2013

You are invited to attend a meeting of the Development Control Committee to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 15th January 2013 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 11 December 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 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 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) 12/01012/FUL - Garages 10m west of 313 Greenside, Euxton (report to follow)
(Pages 5 - 14)

Proposal

Demolition of existing garages on the site and new build 4 Self Access Apartments with associated landscaping and car parking.

Recommendation

Permit full planning permission

- (b) 12/01056/FUL - Land 40m south of Euxton Youth Club, Laurel Avenue, Euxton
(Pages 15 - 30)

Proposal

Erection of 4 semi-detached dwellings

Recommendation

Permit full planning permission

- (c) 12/01063/FUL - The Brook House, Barmskin Lane, Heskin, Chorley (Pages 31 - 54)

Proposal

Change of use of former public house to dwelling with side and rear extensions, front porch and erection of detached garage with open store below (resubmission of withdrawn application ref: 12/00802/FUL).

Recommendation

Permit (subject to Legal Agreement)

- (d) 12/01011/FUL - Garage site 30m north east of 71 Hurst Green, Mawdesley
(Pages 55 - 72)

Proposal

Demolition of existing garages on the site and new build 4 houses inclusive of car parking and associated landscaping. Also, provision of 4 car parking spaces for public use

Recommendation

Permit full planning permission

- (e) 12/01064/FUL - Land and garaged 20m south east of 32 Leeson Avenue, Charnock Richard (Pages 73 - 88)

Proposal

To demolish existing garages to construct 1 building to consist of 3 individual dwellings

Recommendation

Permit full planning permission

- (f) 12/01015/FULMAJ - Former Initial Textile Services, bounded by Botany Brow and Willow Road, Chorley (Pages 89 - 100)

Proposal

Proposed residential development for 14, two storey dwellings

Recommendation

Permit (subject to Legal Agreement)

- (g) 12/01001/REMMAJ - Southern Commercial Quarter Central Core, Ordnance Road, Buckshaw Village (Pages 101 - 120)

Proposal

Reserved matters application for the erection of 22 dwellings at the Southern Commercial Area, Buckshaw Village (pursuant to outline permissions 97/00509/OUT and 02/00748/OUTMAJ).

Recommendation

Permit full planning permission

- (h) 12/01005/FULMAJ - Land south west of Bishopton Crescent and at the junction of Buckshaw Avenue and Ordnance Road, Buckshaw Village (Pages 121 - 138)

Proposal

Erection of 23, two, three and four bedroom dwellings, together with associated landscaping, pocket park and car parking at the southern commercial area, Buckshaw village (including 6 no. affordable units).

Recommendation

Permit (subject to Legal Agreement)

- (i) 12/01078/FULMAJ - Group 4 North Redrow, Old Worden Avenue, Buckshaw Village (Pages 139 - 150)

Proposal

Substitution of house types on plots 59-63, 65-66, 79, 82-93 and 97 with associated works

Recommendation

Permit (subject to Legal Agreement)

- (j) 12/01118/FUL - Golden Acres Ltd, Plocks Farm, Liverpool Road, Bretherton, Leyland (Pages 151 - 164)

Proposal

Construction of a new Energy Centre and Fan House, part retrospective application for amendment to previously approved plans (under permission ref: 09/00738/FULMAJ), to allow the building to be higher than the detail approved by the Masterplan to allow the filter bags (which remove airborne dust) to be removed from within the building, and to accommodate acoustic protection. The Fan House part of the building was required to comply with condition 14 of the 2009 permission

Recommendation

Permit full planning permission

5. Tree Preservation Order number 6 (Heath Charnock) 2012 (Pages 165 - 168)

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

6. **Planning Appeals and Decisions** (Pages 169 - 170)

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

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 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: