

Development Control Committee

Tuesday, 15 January 2013

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 and Geoffrey Russell

Substitutes: Councillor Mick Muncaster

Also in attendance:

Councillors: Alison Hansford and Paul Leadbetter

Officers: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Hannah Roper (Principal Planner) and Cathryn Filbin (Democratic and Member Services Officer)

13.DC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Roy Lees and Greg Morgan.

Councillor Mick Muncaster attended the meeting as substitute for Councillor Morgan.

13.DC.2 MINUTES

RESOLVED – That the minutes of the Development Control Committee held on 11 December 2012, be confirmed as a correct record and signed by the Chair.

13.DC.3 DECLARATIONS OF ANY INTERESTS

In accordance with the Council's Members Code of Conduct, Councillors Harold Heaton and Steve Holgate declared an interest in relation to the agenda items indicated below:

- 4b 12/01012/FUL - Garages 10m west of 313 Greenside, Euxton
- 4c 12/01056/FUL - Land 40m south of Euxton Youth Club, Laurel Avenue, Euxton
- 4d 12/01011/FUL - Garage site 20m north east of 71 Hurst Green, Mawdesley
- 4e 12/01064/FUL - Land and garages 20m south east of 32 Leeson Avenue, Charnock Richard

13.DC.4 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted ten applications for planning permission.

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

- a) **Application:** 12/01063/FUL - The Brook House, Barmskin Lane, Heskin, Chorley
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with side and rear extensions, front porch and erection of detached garage with open store below (resubmission of withdrawn application ref: 12/00802/FUL).

Speakers: objector – Valerie O’Neill-Maiorana, and the applicant’s agent.

RESOLVED (13:1:0) – That the decision for planning permission be deferred to allow Members of the Development Control Committee the opportunity to visit the site of the development, and give officers the opportunity to consider the viability assessment in light of new evidence submitted during the meeting.

(At this point Councillors Harold Heaton and Steve Holgate left the room for the duration of agenda items 4b, 4c, 4d and 4e and took no part in the discussion or subsequent vote.)

Following a request from the Head of Planning it was **RESOLVED – that delegated authority be granted to officers, in consultation with the Chair and Vice Chair of the Development Control Committee, to amend the conditions which refer to sustainable homes in accordance with the Council’s Core Strategy for the following four planning applications (4b, 4c, 4d, and 4e).**

- b) **Application:** 12/01012/FUL - Garages 10m west of 313 Greenside, Euxton
Proposal: Demolition of existing garages on the site and new build 4 Self Access Apartments with associated landscaping and car parking.

Speakers: objector – Gordon Turner, and the applicant’s agent

RESOLVED (9:3:0) – That the decision for planning permission be deferred to allow Members of the Development Control Committee the opportunity to visit the site of the development.

- c) **Application:** 12/01056/FUL - Land 40m south of Euxton Youth Club, Laurel Avenue, Euxton
Proposal: Erection of 4 semi-detached dwellings.

Speaker: applicant’s agent

RESOLVED (11:0:1) – That full planning permission be granted subject to the conditions detailed within the report in the agenda, the amended condition detailed in the addendum and that delegated authority be granted to officers, in consultation with the Chair and Vice Chair of Development Control Committee, to amend condition 5 related to sustainable homes in accordance with the Council’s Core Strategy.

- d) **Application:** 12/01011/FUL - Garage site 30m north east of 71 Hurst Green, Mawdesley
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.

Speaker: applicant's agent

RESOLVED (unanimously) – That full planning permission be granted subject to the conditions detailed within the report in the agenda, the amended condition detailed in the addendum and that delegated authority be granted to officers, in consultation with the Chair and Vice Chair of Development Control Committee, to amend condition 7 related to sustainable homes in accordance with the Council's Core Strategy.

- e) **Application:** 12/01064/FUL - Land and garaged 20m south east of 32 Leeson Avenue, Charnock Richard **Proposal:** To demolish existing garages to construct 1 building to consist of 3 individual dwellings.

RESOLVED (unanimously) – That full planning permission be granted subject to the conditions detailed within the report in the agenda, the amended condition detailed in the addendum and that delegated authority be granted to officers, in consultation with the Chair and Vice Chair of Development Control Committee, to amend condition 5 in accordance with the Core Strategy Policy.

- f) **Application:** 12/01015/FULMAJ - Former Initial Textile Services, bounded by Botany Brow and Willow Road, Chorley **Proposal:** Proposed residential development for 14, 2 storey dwellings.

RESOLVED (unanimously) – That full planning permission be granted subject to a Section 106 legal agreement, the conditions detailed within the addendum and officers be granted permission to negotiate the demolition of the remaining building.

- g) **Application:** 12/01001/REMMAJ - Southern Commercial Quarter Central Core, Ordnance Road, Buckshaw Village **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).

RESOLVED (unanimously) – That full planning permission be granted subject to the conditions detailed within the report in the agenda and the additional conditions detailed in the addendum.

- h) **Application:** 12/01005/FULMAJ - Land south west of Bishopton Crescent and at the junction of Buckshaw Avenue and Ordnance Road, Buckshaw Village **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 affordable units).

RESOLVED (13:0:1) – That planning permission be granted subject to a Section 106 legal agreement, the conditions detailed within the report in the agenda, and the additional and amended conditions detailed within the addendum.

- i) **Application:** 12/01078/FULMAJ - **Proposal:** Substitution of house types on Group 4 North Redrow, Old Worden Avenue, Buckshaw Village plots 59-63, 65-66, 79, 82-93 and 97 with associated works.

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

- j) **Application:** 12/01118/FUL - **Proposal:** Construction of a new Energy Golden Acres Ltd, Plocks Farm, Liverpool Road, Bretherton, Leyland 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.

RESOLVED (unanimously) – That full planning permission be granted subject to the conditions detailed in the addendum.

13.DC.5 TREE PRESERVATION ORDER NUMBER 6 (HEATH CHARNOCK) 2012

Members of the Committee considered a report from the Director of Partnerships, Planning and Policy which sought instruction on whether to formally confirm Tree Preservation Order No. 6 (Heath Charnock) 2012, with the modification that trees T10, T11 and T12 be omitted from the Tree Preservation Order in light of a comment received.

The request for T10, T11 and T12 not to be included within the Tree Preservation Order was for the reason that they conflicted with the position of a proposed driveway and hardstanding. The driveway was required to provide a useable route from the newly approved access (granted consent with planning application 12/00866/FUL)

RESOLVED (13:1:0) – That the Tree Preservation Order No. 6 (Heath Charnock) 2012 be confirmed with the modification that it does not included T10, T11 or T12.

13.DC.6 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which gave notice of two planning appeals that had been dismissed by the Planning Inspectorate, and one enforcement appeal that had been lodged with the Planning Inspectorate.

RESOLVED – That the report be noted.

Chair