



Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 5th February 2013

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.

28 January 2013

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 5TH FEBRUARY 2013

You are invited to attend a meeting of the Development Control Committee to be held in the Lancastrian Room, Town Hall, Chorley on Tuesday, 5th February 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 15 January 2013 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 13 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) 12/00872/FULMAJ - Land adjoining Cuerden Residential Park, Nell Lane, Cuerden
(Pages 5 - 28)

Proposal

Planning application for 52 style park homes for older persons (over 55) and associated development including replacement community building, bowling green, allotments, pavilion, equipment store, activity trail, balancing ponds, access arrangement, internal roads, footpaths and landscaping (resubmission of refused application 11/00941/FULMAJ)

Recommendation

Permit (Subject to Legal Agreement)

- (b) 12/01012/FUL - Garages 10m west of 313 Greenside, Euxton (Pages 29 - 36)

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

- (c) 12/01063/FUL - The Brook House, Barmskin Lane, Heskin, Chorley (Pages 37 - 50)

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) 12/01096/FUL - 48A Runshaw Lane, Euxton, Chorley (Pages 51 - 58)

Proposal

Formation of new vehicular access incorporating hardstanding to front of property and works to trees to include felling 2no. Hawthorn and 1no. Holly (see submitted Arboricultural Implication Assessment for more detail). Re-submission of previously withdrawn application 12/00473/FUL

Recommendation

Permit full planning permission

- (e) 12/00716/FULMAJ - Croston Woodwork Ltd, Station Road, Croston, Leyland (report to follow)

Proposal

Erection of 26 No. dwellings

Recommendation

Permit (subject to Legal Agreement)

- (f) 12/01146/FUL - 23 Park Road, Coppull, Chorley (Pages 59 - 66)

Proposal

Extension to the property at 23 Park Road, Coppull and the erection of 4 dwellings on land to the rear

Recommendation

Permit (subject to Legal Agreement)

- (g) 12/01060/FUL - Land 20m west of 6 Ellerbeck View, Castle House Lane, Adlington (Pages 67 - 78)

Proposal

Demolition of existing buildings and erection of 6 no. dwellings and conversion of existing office to bungalow with on site parking.

Recommendation

Permit (subject to Legal Agreement)

- (h) 12/01209/FUL - Group 4N land 150m west of Sibbering's Farm, Dawson Lane, Whittle-Le-Woods (Pages 79 - 86)

Proposal

Substitution of house types on plots 98 - 105 with associated works

Recommendation

Permit (subject to Legal Agreement)

- (i) 12/01173/FUL - Formerly Multipart Distribution Limited, Pilling Lane, Chorley (Pages 87 - 92)

Proposal

Substitution of house types on plots R358 - R362 and additional unit on plot R357

Recommendation

Permit (subject to a Legal Agreement)

- (j) 12/01169/FULMAJ - Flat Iron Car Park, Market Walk, Union Street, Chorley (Pages 93 - 104)

Proposal

Full Planning Application for the erection of a new Class A1 retail unit, replacement Shopmobility facility and public toilet, with associated car park and servicing works

Recommendation

Permit full planning permission

- (k) 12/01148/OUT - Land between Rose Cottage and York House, Mill Lane, Charnock Richard (Pages 105 - 108)

Proposal

New detached house

Recommendation

Refuse full planning permission

- (l) 12/01221/FUL - Land between Boro Corn Mill and Salisbury Street, Chorley
(Pages 109 - 114)

Proposal

Retrospective application for the creation of a car park, new vehicle and pedestrian access from Salisbury Street and erection of 2.5m high palisade fencing and access gates.

Recommendation

Permit full planning permission

- (m) 12/01229/DEMCON - The Clayton Brook, Great Greens Lane, Bamber Bridge, Preston (Pages 115 - 116)

Proposal

Application for prior determination of the proposed demolition of The Clayton Brook Public House.

Recommendation

Approve demolition

5. **Proposed confirmation of Tree Preservation Order (No. 3) Adlington 2012 without modification** (Pages 117 - 120)

Report of the Head of Governance (enclosed).

6. **Appeals and Other Decisions** (Pages 121 - 122)

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
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), Alex Jackson (Senior Lawyer) and Cathryn Filbin (Democratic and Member Services Officer) for attendance.
3. Agenda and reports to Development Control Committee reserves for information.

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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: