

Development Control Committee

Tuesday, 5 February 2013

Present: Councillor Paul Walmsley (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors 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

Also in attendance

Councillors: Alistair Bradley, Doreen Dickinson, Paul Leadbetter and Mick Muncaster

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

13.DC.7 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Ken Ball.

13.DC.8 MINUTES

RESOLVED – That the minutes of the Development Control Committee held on 15 January 2013 be confirmed as a correct record and signed by the Chair.

13.DC.9 DECLARATIONS OF ANY INTERESTS

In accordance with the Council's Members Code of Conduct the following Councillors declared an interest in relation to the agenda items indicated below:

- Councillor Heaton and Councillor Holgate - 4b. 12/01012/FUL – Garages 10m west of 313 Greenside, Euxton
- Councillor Gee - 4d. 12/01096/FUL - 48A Runshaw Lane, Euxton and 4j. 12/01169/FULMAJ – Flat Iron Car Park, Market Walk, Union Street
- Councillor Heaton - 4k. 12/01148/OUT – Land between Rose Cottage and Your House, Mill Lane, Charnock Richard (pecuniary)

13.DC.10 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted thirteen 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:** 12/00872/FULMAJ - **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).
Land adjoining Cuerden Residential Park, Nell Lane, Cuerden

Speakers: Applicant and Councillor Mick Muncaster.

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 amended conditions on the addendum.

(At this point Councillors Heaton and Holgate left the room for the duration of the following item, taking no part in the discussion or subsequent vote.)

- b) **Application:** 12/01012/FUL - **Proposal:** Demolition of existing garages on the site and new build 4 No. Self Access Apartments with associated landscaping and car parking.
Garages 10m west of 313 Greenside, Euxton

Speaker: Objector – Gordon Turner

RESOLVED (11:1:0) – That outline planning permission be granted subject to the conditions detailed within the report in the agenda.

- c) **Application:** 12/01063/FUL - The **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).
Brook House, Barmskin Lane, Heskin, Chorley

Speakers: Objector – Valarie O’Neill-Maiorana and the applicant’s agent.

RESOLVED (10:4:0) – That planning permission be granted subject to the conditions detailed within the report in the agenda and a separate unilateral undertaking.

(At this point Councillor Gee left the room for the duration of the following item, taking no part in the discussion or subsequent vote.)

- d) **Application:** 12/01096/FUL - 48A **Proposal:** Formation of new vehicular access incorporating hardstanding to front of property and works to trees to include
Runshaw Lane, Euxton, Chorley

falling 2 Hawthorn and 1no. Holly (see submitted Arboricultural Implication Assessment for more detail). Re-submission of previously withdrawn application 12/00473/FUL.

Speaker: Applicant's agent

RESOLVED (8:2:3) – That planning permission be granted subject to conditions detailed within the report in the agenda.

- e) **Application:** 12/00716/FULMAJ - **Proposal:** Erection of 26 dwellings.
Croston Woodwork Ltd, Station Road, Croston, Leyland

Speakers: Objector – Kath Almond, Councillor Doreen Dickinson, and the applicant's agent

RESOLVED (8:6:0) - That the decision for planning permission be deferred to allow Members of the Development Control Committee the opportunity to visit the site of the proposals

- f) **Application:** 12/01146/FUL - 23 **Proposal:** Extension to the property at 23 Park Road, Coppull, Chorley
Park Road, Coppull and the erection of 4 dwellings on land to the rear.

Speaker: Applicant's agent

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

- g) **Application:** 12/01060/FUL - Land **Proposal:** Demolition of existing buildings and erection of 6 no. dwellings and conversion of existing office to bungalow with on site parking.
20m west of 6 Ellerbeck View, Castle House Lane, Adlington

Speaker: Applicant's agent

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

- h) **Application:** 12/01209/FUL - Group **Proposal:** Substitution of house types on plots 98 - 105 with associated works.
4N land 150m west of Sibbering's Farm, Dawson Lane, Whittle-le-Woods

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

- i) **Application:** 12/01173/FUL - **Proposal:** Substitution of house types on Formerly Multipart Distribution Limited, Pilling Lane, Chorley plots R358 - R362 and additional unit on plot R357.

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

(At this point Councillor Gee left the room for the duration of the following item, taking no part in the discussion or subsequent vote.)

- j) **Application:** 12/01169/FULMAJ - **Proposal:** Full Planning Application for the Flat Iron Car Park, Market Walk, Union Street, Chorley erection of a new Class A1 retail unit, replacement Shopmobility facility and public toilet, with associated car park and servicing works.

RESOLVED (unanimously) – That planning permission be granted subject to conditions detailed within the report in the agenda, the amended conditions detailed in the addendum, and a further condition regarding exterior cladding to be approved by Development Control Committee at a later date.

(At this point Councillor Heaton left the room for the duration of the following item, taking no part in the discussion or subsequent vote.)

- k) **Application:** 12/01148/OUT - Land between Rose Cottage and York House, Mill Lane, Charnock Richard **Proposal:** New detached house.

Speaker: Applicant's agent

A motion was proposed and seconded to defer the decision until the next meeting to allow Members the opportunity to visit the site of the proposals. When it was put to the vote the motion was lost (6:7:0).

RESOLVED (9:2:2) – That planning permission be refused for the reason detailed within the report in the agenda.

- l) **Application:** 12/01221/FUL - Land between Boro Corn Mill and Salisbury Street, Chorley **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.

RESOLVED (13:0:1) - That the decision for planning permission be deferred to allow Members of the Development Control Committee the opportunity to visit the site of the proposals

- m) **Application:** 12/01229/DEMCON - **Proposal:** Application for prior The Clayton Brook, Great Greens Lane, Bamber Bridge, Preston determination of the proposed demolition of The Clayton Brook Public House.

RESOLVED (unanimously) – That demolition be approved.

13.DC.11 PROPOSED CONFIRMATION OF TREE PRESERVATION ORDER NO. 3 (ADLINGTON) 2012 WITHOUT MODIFICATION

Members of the Committee considered a report from the Head of Governance which sought instruction on whether to confirm the Tree Preservation order no. 3 (Adlington) be made permanent without modification in light of no objections being received.

RESOLVED (unanimously) – That the Tree Preservation Order no. 3 (Adlington) 2012 be confirmed without modification.

13.DC.12 APPEALS AND OTHER DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which gave notice of two planning appeals against the refusal of planning permission that had been lodged with the Planning Inspectorate.

RESOLVED – That the report be noted.

Chair