



Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 23rd April 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.

12 April 2013

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 23RD APRIL 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, 23rd April 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 26 March 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 eight report 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://chorley.gov.uk/Pages/AtoZ/Planning.aspx>

- (a) 13/00168/FUL - Naylor & Walkden, Hatton House, 15 Hatton Street, Adlington, Chorley (Pages 5 - 10)

Proposal

Change of use of an existing vacant office building to a bed and breakfast guest house (Use Class C1) with proprietor's accommodation

Recommendation

Permit full planning permission

- (b) 13/00138/REMAJ - Land South of Cuerden Farm and Woodcocks Farm and land north of Caton Drive, Wigan Road, Clayton-le-Woods (report and plans to follow)

Proposal

Reserved matters application pursuant to outline planning permission 11/01085/OUTMAJ for the erection of 294 dwellings, associated highways infrastructure, car parking and pedestrian / cycle routes, formal and informal open space provision and associated works

Recommendation

Permit full planning permission

- (c) 13/00062/FULMAJ - Burrows (Grass Machinery) Limited, Wigan Road, Clayton-le-Woods, Leyland, PR25 5SD (Pages 11 - 24)

Proposal

Erection of 14 no. detached two and a half storey dwellings, associated garaging and infrastructure

Recommendation

Permit (subject to Legal Agreement)

- (d) 13/00202/FUL - Home Farm, Grape Lane, Croston, Leyland PR26 9HB (Pages 25 - 28)

Proposal

New agricultural dwelling house

Recommendation

Refuse full planning permission

- (e) 13/00203/FULMAJ - Unit 7 and 9 Revolution Park, Buckshaw Avenue, Buckshaw Village, Chorley (Pages 29 - 46)

Proposal

Section 73 application to vary condition 4 (approved plans) and condition 37 (implementation of approved landscaping scheme) attached to planning approval 12/00911/FULMAJ to allow for amendments to the planting scheme and the timescale for planting the western landscape buffer associated with Plot B

Recommendation

Permit full planning permission

- (f) 13/00076/OUTMAJ - Hospital Car Park, Preston Road, Chorley (Pages 47 - 56)

Proposal

Application for a new planning permission to replace the extant outline planning permission no. 09/00033/OUTMAJ (which permitted the demolition of the existing building and erection of a 4 storey apartment building providing 28 one and two bed roomed apartments with associated car parking) in order to extend time limit for implementation

Recommendation

Permit (subject to Legal Agreement)

- (g) 13/00166/FUL - Hospital Car Park, Preston Road, Chorley (Pages 57 - 60)

Proposal

Application to extend the temporary permission for the use of the site as a hospital car park for a 3 year period

Recommendation

Permit full planning permission

- (h) 13/00072/FUL - Visitors Centre, Yarrow Valley Country Park, Birkacre Road, Chorley, PR7 3RN (Pages 61 - 66)

Proposal

Change of use from Visitors Centre (sui generis) to a mixed use of Visitors Centre (sui generis) and A3 cafe, erection of a canopy to front entrance (4m x 2.5m) and additional flagged area to south and west elevations with drainage to perimeter to be connected to existing surface water system

Recommendation

Permit full planning permission

5. **Enforcement Report** (Pages 67 - 74)

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

6. **Proposed Supplemental Planning Obligation** (Pages 75 - 80)

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

7. **Planning appeals and decisions** (Pages 81 - 82)

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

8. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Gary Hall
Chief Executive

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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 Henry Counce, Jean Cronshaw, John Dalton, David Dickinson, Dennis Edgerley, Christopher France, Danny Gee, Harold Heaton, Steve Holgate, Roy Lees, Greg Morgan, Geoffrey Russell and Vacancy) 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.

**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.**

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

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: