

14 May 2013

# Development Control Committee

You are invited to attend a meeting of the Development Control Committee to be held in Council Chamber, Town Hall, Chorley on Tuesday, 21st May 2013 commencing 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.**

## AGENDA

1. **Apologies for absence**
2. **Minutes (Pages 1 - 4)**

To confirm the minutes of the Development Control Committee held on 23 April 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 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/online-applications/>

- a) 13/00168/FUL - Naylor & Walkden Hatton House, 15 Hatton Street, Adlington, Chorley (Pages 5 - 12)

**Proposal**

Change of use of an existing vacant office building to a Bed & Breakfast Guest House (Use Class C1) with proprietor's accommodation

**Recommendation**

Permit full planning permission

- b) 13/00156/FULMAJ - The Carrington Centre, New Mill Street, Ecclestone (Pages 13 - 54)

**Proposal**

Erection of a replacement local centre including associated parking and servicing areas and the erection of 62 residential dwellings

**Recommendation**

Permit (Subject to legal agreement)

- c) 12/00643/FUL - Land 170m west of Oak View, Leyland Lane, Ulnes Walton, Lancashire (Pages 55 - 66)

**Proposal**

Proposed new earth banked slurry store/lagoon

**Recommendation**

Permit full planning permission

- d) 13/00056/FUL - The Legacy Rainbow House, Salt Pit Lane, Mawdesley, Ormskirk (Pages 67 - 76)

**Proposal**

Demolition of single storey part stable/part hobby room building and construction of classroom, recreational and associated single storey building, closure of existing access, creation of new access and formation of new car parking area

**Recommendation**

Permit full planning permission

- e) 13/00218/FUL - Rectory Farm, Town Road, Croston, Leyland, PR26 9RA (Pages 77 - 90)

**Proposal**

Revision of part of existing planning approval 08/00715/FUL to include part demolition of barn and creation of three houses within remaining part, revision of house types A and C, removal of social housing and revision of the site layout

**Recommendation**

Permit (subject to legal agreement)

- f) 13/00245/REM - Park Road Methodist Church, Park Road, Chorley, PR7 1QN  
(Pages 91 - 100)

**Proposal**

Reserved matters application for the demolition of Park Road Methodist Church and the erection of 7 No. dwellings

**Recommendation**

Approve reserved matters

- g) 13/00265/FUL - Wheelton House, Brinscall Mill Road, Wheelton (Pages 101 - 106)

**Proposal**

Renovation of existing farmhouse and cottage with conversion of barn to form four family homes

**Recommendation**

Permit (subject to legal agreement)

- h) 13/00266/LBC - Wheelton House, Brinscall Mill Road, Wheelton (Pages 107 - 112)

**Proposal**

Renovation of existing farmhouse and cottage with conversion of barn to form four family homes

**Recommendation**

Grant Listed Building Consent

- i) 13/00130/FUL -Home Care Publicity The Courtyard 13 - 17 Anderton Street Chorley PR7 2AY (Pages 113 - 116)

**Proposal**

Change of use of Units 13, 15/17 and 19 from office/storage accommodation to 3no. three bedroom duplex apartments including construction of pitched roof above Unit 19

**Recommendation**

Permit full planning permission

- j) 13/00347/FUL - Formerly Multipart Distribution Limited, Pilling Lane, Chorley  
(Pages 117 - 122)

**Proposal**

Retrospective application for the substitution of house types on plots B66-B74 (9 dwellings in total) previously approved as part of planning approval 07/01226/REMMAJ

**Recommendation**

Permit full planning permission

5. **Tree Preservation Order No.1 (Eccleston) 2013** (Pages 123 - 130)

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

6. **Confirmation of Tree Preservation Order No 4 Chorley 2013** (Pages 131 - 132)

Report of the Head of Governance (enclosed).

7. **Confirmation of Tree Preservation Order No 5 (Whittle-le-Woods) 2012** (Pages 133 - 134)  
Report of the Head of Governance (enclosed).
8. **Planning appeals and decisions** (Pages 135 - 136)  
Report of the Director of Partnerships, Planning and Policy (enclosed),
9. **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](mailto:cathryn.filbin@chorley.gov.uk)  
Tel: (01257) 515123  
Fax: (01257) 515150

#### **Distribution**

1. Agenda and reports to all Members of the Development Control Committee (Paul Walmsley (Chair), Dave Rogerson (Vice-Chair) and 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.

If you need this information in a different format, such as larger print or translation, please get in touch on 515151 or [chorley.gov.uk](http://chorley.gov.uk)

## **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.