

# Development Control Committee

**Tuesday, 21 May 2013**

**Present:** Councillor Paul Walmsley (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Henry Counce, John Dalton, David Dickinson, Graham Dunn, Dennis Edgerley, Danny Gee, Harold Heaton, Mick Muncaster and Geoffrey Russell

**Substitutes:** Councillor Matthew Crow

**Also in attendance:**

**Councillors:** Julia Berry, Doreen Dickinson, Keith Iddon and Paul Leadbetter

**Officers:** Jennifer Moore (Head of Planning), Alex Jackson (Senior Lawyer), Adele Hayes (Principal Planning Officer), Nicola Hopkins (Principal Planning Officer (Major Projects)) and Cathryn Filbin (Democratic and Member Services Officer)

## 13.DC.33 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Jean Cronshaw, Christopher France and June Molyneaux.

Councillor Matthew Crow attended the meeting as Councillor June Molyneaux's substitute.

## 13.DC.34 MINUTES

**RESOLVED – That the minutes of the Development Control Committee held on 23 April 2013 be confirmed as a correct record and signed by the Chair.**

## 13.DC.35 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest submitted for any items listed on the agenda.

## 13.DC.36 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted eleven 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 representatives and submissions provided by officers and individuals.

- a) **Application:** 13/00218/FUL - **Proposal:** Revision of part of existing Rectory Farm, Town Road, Croston, Leyland, PR26 9RA 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

**RESOLVED (unanimously) – That the decision be deferred to allow necessary ecological surveys to be carried out so the application can be returned to a future Committee.**

- b) **Application:** 13/00168/FUL - Naylor & Walkden Hatton House, 15 Hatton Street, Adlington, Chorley **Proposal:** Change of use of an existing vacant office building to a Bed & Breakfast Guest House (Use Class C1) with proprietor's accommodation

**Speaker:** applicant's agent

**RESOLVED (10:1:1) – That full planning permission be approved subject to the conditions detailed within the report in the agenda.**

- c) **Application:** 13/00156/FULMAJ - The Carrington Centre, New Mill Street, Eccleston **Proposal:** Erection of a replacement local centre including associated parking and servicing areas and the erection of 62 residential dwellings

**Speakers:** objector – Neil Darbyshire, supporter – Bob Olive and the applicant's agent.

**RESOLVED (11:1:0) – That planning permission be approved subject to a Section 106 legal agreement, the conditions detailed within the report in the agenda, the amended and additional conditions detailed in the addendum.**

- d) **Application:** 12/00643/FUL - Land 170m west of Oak View, Leyland Lane, Ulnes Walton, Lancashire **Proposal:** Proposed new earth banked slurry store/lagoon

**Speakers:** objector – Dr Donovan Ross, Ward Councillor – Councillor Doreen Dickinson and the applicant's agent.

**RESOLVED (unanimously) – That the decision be deferred to allow Members of the Committee time to visit the site of the proposed development and for officers to request the applicant consider relocating the proposed slurry lagoon further away from residential properties.**

- e) **Application:** 13/00056/FUL - The Legacy Rainbow House, Salt Pit Lane, Mawdesley, Ormskirk **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

**Speakers:** Ward Councillor – Councillor Keith Iddon and the applicant.

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

- f) **Application:** 13/00245/REM - Park Road Methodist Church, Park Road, Chorley, PR7 1QN **Proposal:** Reserved matters application for the demolition of Park Road Methodist Church and the erection of 7 No. dwellings

**RESOLVED (unanimously) – That the reserved matters application be approved subject to the conditions detailed within the report in the agenda.**

The Chair announced that the following two items which related to Wheelton House, Brinscall Mill Road, Wheelton would be taken as one item but that the decisions would be voted on separately.

- g) **Application:** 13/00265/FUL - Wheelton House, Brinscall Mill Road, Wheelton **Proposal:** Renovation of existing farmhouse and cottage with conversion of barn to form four family homes

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

- h) **Application:** 13/00266/LBC - Wheelton House, Brinscall Mill Road, Wheelton **Proposal:** Renovation of existing farmhouse and cottage with conversion of barn to form four family homes

**RESOLVED (unanimously) – That listed building consent be granted subject to the conditions detailed within the report in the agenda.**

- i) **Application:** 13/00130/FUL - Home Care Publicity The Courtyard 13 - 17 Anderton Street Chorley PR7 2AY **Proposal:** Change of use of Units 13, 15/17 and 19 from office/storage accommodation to 3 no. three bedroom duplex apartments including construction of pitched roof above Unit 19

**RESOLVED (unanimously) – That full planning permission be approved subject to the conditions detailed within the report in the agenda.**

- j) **Application:** 13/00347/FUL - Formerly Multipart Distribution Limited, Pilling Lane, Chorley **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

**RESOLVED (unanimously) – That full planning permission be approved subject to the conditions detailed within the report in the agenda.**

- k) **Application:** 12/01150/FUL - Play area south of 44 Canal Walk, Chorley **Proposal:** Erection of two detached dwellings on land presently used as a recreation ground

**Speakers:** objector – David Chadwick, Ward Councillor – Councillor Julia Berry.

**RESOLVED (6:5:1) – That the decision be deferred to allow Members of the Committee time to visit the site of the proposed development.**

**13.DC.37 TREE PRESERVATION ORDER NO.1 (ECCLESTON) 2013**

The Director of Partnerships, Planning and Policy submitted a report which sought instruction on whether to confirm Tree Preservation Order No. 1 (Eccleston) 2013 without modification in light of objections being received from the owner of the site.

**RESOLVED (11:0:1) – That the Tree Preservation Order No. 1 (Eccleston) 2013 be confirmed without modification.**

**13.DC.38 CONFIRMATION OF TREE PRESERVATION ORDER NO 4 CHORLEY 2013**

The Head of Governance submitted a report which sought instruction on the formal confirmation of Tree Preservation Order No. 4 (Chorley) 2011 without modification.

**RESOLVED (unanimously) – That the Tree Preservation Order No. 4 (Chorley) 2011 formally be confirmed without modification.**

**13.DC.39 CONFIRMATION OF TREE PRESERVATION ORDER NO 5 (WHITTLE-LE-WOODS) 2012**

The Head of Governance submitted a report which sought instruction on the formal confirmation of Tree Preservation Order No. 5 (Whittle-le-Woods) 2012 without modification.

**RESOLVED (unanimously) – That the Tree Preservation Order No. 5 (Whittle-le-Woods) 2012 formally be confirmed without modification.**

**13.DC.40 PLANNING APPEALS AND DECISIONS**

The Director of Partnerships, Planning and Policy submitted a report which gave notification of a planning appeal that had been lodged with the Planning Inspectorate.

Chair