

03 June 2013

# Development Control Committee

You are invited to attend a meeting of the Development Control Committee to be held in the Lancastrian Room, Town Hall, Chorley on Tuesday, 11th June 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 21 May 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/PublicAccess/TDC/tdc\\_home.aspx](http://planning.chorley.gov.uk/PublicAccess/TDC/tdc_home.aspx)

- a) 12/00643/FUL - Land West of Oak View Leyland Lane Ulnes Walton (Pages 5 - 16)

**Proposal**

Proposed new earth banked slurry store/lagoon

**Recommendation**

Permit full planning permission

- b) 12/01150/FUL - Play Area South of 44 Canal Walk (Pages 17 - 28)

**Proposal**

Erection of two detached dwellings on land presently used as a recreation ground.

**Recommendation**

Permit (Subject to Legal Agreement)

- c) 13/00218/FUL - Rectory Farm, Town Road Croston Leyland PR26 9RA (Pages 29 - 42)

**Proposal**

Revision of part 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 site layout.

**Recommendation**

Permit (Subject to Legal Agreement)

- d) 13/00178/FULMAJ - Duxbury Park Phase 2, between Myles Standish Way and Duxbury Gardens, Myles Standish Way, Chorley (Pages 43 - 60)

**Proposal**

Erection of 70 residential dwellings, associated garaging, car parking, access arrangements and landscape works

**Recommendation**

Permit (Subject to Legal Agreement)

- e) 13/00397/FUL - Land 40M South West of 17 Buttermere Avenue, Chorley (Pages 61 - 66)

**Proposal**

Erection of single storey Community Centre

**Recommendation**

Permit full planning permission

- f) 12/00622/OUT - Rear of 241 Southport Road Ulnes Walton (Pages 67 - 74)

**Proposal**

Outline application for demolition of existing former workshop/distribution buildings and erection of three detached bungalows (resubmission of application 12/00240/FUL)

**Recommendation**

Permit outline planning permission

- g) 13/00364/FUL - Land 40M South of Euxton Youth Club, Laurel Avenue, Euxton  
(Pages 75 - 78)

**Proposal**

Change of use of land from existing garden area to create 3 car parking spaces

**Recommendation**

Permit full planning permission

- h) 13/00348/FULMAJ - Formerly Multipart Distribution Limited, Pilling Lane, Chorley  
(Pages 79 - 86)

**Proposal**

Re-plan of plots B1-B65 (previously approved as part of planning approval 07/01226/REMMAJ) to replace the approved apartments with 16 houses and 24 apartments (40 units in total) including an amended vehicular access arrangement and parking accessed of Pilling Lane.

**Recommendation**

Permit (Subject to Legal Agreement)

- i) 13/00418/FUL - Stanworth Farm Barn, Bolton Road, Withnell (Pages 87 - 92)

**Proposal**

Conversion of disused barn into four residential units

**Recommendation**

Permit (subject to Legal Agreement)

- j) 13/00419/LBC - Stanworth Farm Barn, Bolton Road, Withnell (Pages 93 - 98)

**Proposal**

Conversion of disused barn into four residential units

**Recommendation**

Grant Listed Building Consent

5. **Certificate of Lawfulness - Yew Tree Farm, Coppull Hall Lane, Coppull**

Report of the Director of Partnerships, Planning and Policy (to follow)

6. **Objection to Tree Preservation Order No: 3 Hoghton**

Report of Director of Partnerships, Planning and Policy (to follow)

7. **Planning Appeals and Other Decisions Report (Pages 99 - 100)**

Report of Director of Partnership, Planning and Policy (enclosed)

8. **Exclusion of the Public and Press**

To consider the exclusion of the press and public for the following items of business on the ground that it involves the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A to the Local Government Act 1972.

9. **Enforcement Report**

Report of Director of Partnerships, Planning and Policy (to follow)

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

Yours sincerely



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Chief Executive

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Democratic and Member Services Officer  
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**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, Graham Dunn, Dennis Edgerley, Christopher France, Danny Gee, Harold Heaton, June Molyneaux, Mick Muncaster 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.

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.