

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, 9th July 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 of meeting Tuesday, 11 June 2013 of Development Control Committee (Pages 7 - 10)**
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 13 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

- a) 13/00385/COU - 2 Heath Paddock, Hut Lane Heath, Charnock, Chorley, PR6 9FP (report to follow)

Proposal

Change of use to a residential Gypsy and Traveller site involving the siting of 2 mobile homes, 3 touring caravans (1 of which is for storage only when not away travelling), and retention of a utility block, and access at the north west corner of the site for a temporary period of 4 years

Recommendation

Temporary conditional planning approval for a Period of 2 Years.

- b) 13/00219/FULMAJ - Pemberton House Farm, Park Hall Road, Charnock Richard, Chorley, PR7 5LP (Pages 11 - 24)

Proposal

Demolition of existing buildings and erection of a residential rehabilitation centre

Recommendation

Refuse full planning permission

- c) 13/00365/OUT - H W Moon Ltd, 56 Wood Lane, Heskin, Chorley, PR7 5NU (Pages 25 - 32)

Proposal

Outline application for the demolition of existing buildings and erection of 9no. town houses (specifying access only)

Recommendation

Permit outline planning permission

- d) 13/00411/FUL - 11A Long Copse, Astley Village, Chorley, PR7 1TH (Pages 33 - 38)

Proposal

Erection of part single storey part two storey rear extension

Recommendation

Permit full planning permission

- e) 12/00253/FUL - Jumps Farm, 147 South Road, Bretherton, Leyland (Pages 39 - 48)

Proposal

Use of Building C as Wood Workshop with Landscape Gardening Workshop
Use to be Retained

Recommendation

Permit (subject to legal agreement)

- f) 12/00254/FUL - Jumps Farm, 147 South Road, Bretherton, Leyland (Pages 49 - 56)

Proposal

Change of Use of Building B for Storage Purposes

Recommendation

Permit full planning permission

- g) 12/0255/FUL - Jumps Farm, 147 South Road, Bretherton, Leyland (report to follow)

Proposal

Application to Change Use of Land for Storage and Recycling in Connection with Landscape Gardening Business

Recommendation

Permit full planning permission subject to condition to remove the right to operate wood chipping equipment

- h) 13/00082/FULMAJ - Chorley Rugby Union, Chancery Road, Euxton, Chorley, PR7 1XP (Pages 57 - 80)

Proposal

Proposed erection of 50 no. residential dwellings and the redevelopment of existing rugby club and associated facilities including 8 x 15m floodlighting columns

Recommendation

Permit (subject to legal agreement)

- i) 13/00463/FUL - Cotswold House Cotswold Road Chorley PR7 3HW (Pages 81 - 84)

Proposal

Demolition of existing single storey link between two storey wing and wardens house, construction of new flat roof extension to incorporate new reception and staff room, new ramp to front entrance, garage door to wardens house to be removed and replaced with rendered brickwork and double entrance doors and construction of new pram shelter adjacent to garage.

Recommendation

Permit full planning permission

- j) 13/00400/CB4 - 98, 100 And 102 Market Street, Chorley, PR7 2SL (Pages 85 - 90)

Proposal

Demolition of number 98 Market Street, demolition of two-storey element to rear of number 102 Market Street, splitting of number 102 into two retail units, recladding of Market Street frontage and optional new build kiosk unit on site of former 98 Market Street. Service access to rear.

Recommendation

Permit full planning permission

- k) 13/00433/CB3 - The White Hart, Mealhouse Lane, Chorley, PR7 1DZ (Pages 91 - 94)

Proposal

Creation of outdoor seating area to south east of public house, including the erection of balustrades and fixed parasols (with integral lights and heaters)

Recommendation

Permit full planning permission

- l) 13/00438/DEMCON - Byron Crescent, Coppull (Pages 95 - 96)

Proposal

Application for prior determination of the proposed demolition of 12 no. sectional concrete garages

Recommendation

Approve - demolition

- m) 12/01134/OUTMAJ - JF Electrical, Little Quarry, Hill Top Lane, Whittle-Le-Woods Chorley (Pages 97 - 114)

Proposal

Outline application for means of access for up to 85 new dwellings. All other matters reserved.

Recommendation

Permit subject to legal agreement

5. **Tree Preservation Order No 2 (Clayton-le-Woods) 2013** (Pages 115 - 116)

Report of the Head of Governance (enclosed).

6. **Planning appeals and decisions**

There has been no notification from the Planning Inspectorate on any new appeals registered or appeal decisions made.

Lancashire County Council has not given notification of any decisions.

7. **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.

8. **Enforcement report**

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

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

Yours sincerely



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Chief Executive

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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

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.