

29 July 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, 6th August 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 7 - 12)**

To confirm the minutes of the Development Control Committee held on 9 July 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 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/online-applications/>

- a) 13/00411/FUL - 11A Long Copse, Astley Village, Chorley, PR7 1TH (Pages 13 - 18)

Proposal

Erection of part single storey part two storey rear extension

Recommendation

Permit full planning permission

- b) 13/00453/REMMAJ - 47 Clancutt Lane, Coppull, Chorley, PR7 4NR (Pages 19 - 34)

Proposal

Reserved matters application for the erection of 28 dwellings at 47 Clancutt Lane, Coppull, Chorley

Recommendation

Approve reserved matters

- c) 13/00452/FULMAJ - Back Lane Reservoir, Back Lane, Clayton-le-Woods (Pages 35 - 54)

Proposal

Erection of 14 residential dwellings in a mix of 2, 3 and 4 bedroom detached and semi-detached houses.

Recommendation

Permit (subject to legal agreement)

- d) 13/00569/FUL - Grass Verge 100m east of White Coppice Nursery, White Coppice, Anglezarke (Pages 55 - 58)

Proposal

Pumping station on road verge adjacent to Coppice Lane with associated ground re-profiling and landscaping

Recommendation

Permit full planning permission

- e) 13/00564/FUL - Land 35 metres south of 25 Ryefield, Heapey (Pages 59 - 76)

Proposal

Construction of 8 two bedroom affordable dwellings

Recommendation

Permit (subject to legal agreement)

- f) 13/00033/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton, BL6 7RX (Pages 77 - 86)

Proposal

Retrospective application for the temporary siting of a static caravan for living accommodation and the creation of associated hardstanding

Recommendation

Refuse full planning permission

- g) 13/00179/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton, BL6 7RX (Pages 87 - 102)

Proposal

Erection of a detached dwelling incorporating basement living space

Recommendation

Refuse full planning permission

- h) 13/00361/FUL - Little Knowley House, 19 Blackburn Road, Whittle-le-Woods, Chorley, PR6 8LD (Pages 103 - 106)

Proposal

Retention, conversion and extension to barn to form detached dwelling (forfeiting previous permission ref: 10/00757/FUL for dwelling to front of site)

Recommendation

Permit full planning permission

- i) 13/00218/FUL - Rectory Farm, Town Road, Croston, Leyland, PR26 9RA (Pages 107 - 122)

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)

- j) 13/00401/REMMAJ - Grove Farm, Railway Road, Adlington, Chorley, PR6 9RF (Pages 123 - 130)

Proposal

Section 73 application to vary condition 7 attached to reserved matters approval 11/01024/REMMAJ (boundary treatments)

Recommendation

Approve reserved matters

- k) 13/00522/FUL - Harrys Bar, St Georges Street, Chorley, PR7 2AA (Pages 131 - 136)

Proposal

Conversion of existing buildings at 10-14 St Georges Street from former public house and function room to 8no residential apartments including demolition of former function room and erection of new building

Recommendation

Permit full planning permission

- l) 13/00523/CON - Harrys Bar, 14 St Georges Street, Chorley, PR7 2AA (Pages 137 - 142)

Proposal

Demolition of part of 10 - 14 St George's Street - former Harry's Bar function room

Recommendation

Permit - conservation area consent

- m) 13/00649/FUL - Group 1, Euxton Lane, Euxton (Pages 143 - 150)

Proposal

Application under Section 106 BA of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation dated 22 December 2009

Recommendation

Permit – modification to planning obligation

5. **Enforcement Report** (Pages 151 - 154)

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

6. **Tree Preservation Order No. 6 (Chorley) 2013** (Pages 155 - 158)

Report of the Head of Governance (enclosed).

7. **Planning Appeals and Decisions** (Pages 159 - 160)

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

8. **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 Caunce, 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.