

23 September 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, 1st October 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 - 10)**

To confirm the minutes of the Development Control Committee held on 3 September 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 8 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) 13/00600/FUL - Land 60m north to the rear of 34-42 and including 42 Chorley Lane, Charnock Richard (Pages 11 - 28)

**Proposal**

Demolition of 42 Chorley Lane and former nursery buildings and the erection of 8 dwellings, access road and associated development

**Recommendation**

Permit (subject to legal agreement)

- b) 13/00741/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton, BL6 7RX (Pages 29 - 44)

**Proposal**

Erection of detached dwelling incorporating under-croft garaging

**Recommendation**

Permit (subject to legal agreement)

- c) 13/00033/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton, BL6 7RX (Pages 45 - 52)

**Proposal**

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

**Recommendation**

Permit full planning permission

- d) 13/00572/REMAJ - Sagar House, Langton Brow, Eccleston, Chorley, PR7 5PB (Pages 53 - 64)

**Proposal**

Reserved matters application for the erection of 23 dwellings (1.5 storey, 2 storey and 2.5 storey) with associated parking, roads and open spaces

**Recommendation**

Approve reserved matters

- e) 13/00593/ADV - Land 20m north and land 27m south at roundabout junction Preston Road, Royton Drive, Whittle-le-Woods (Pages 65 - 68)

**Proposal**

Application for Advertising Consent for the display of two signs (non-illuminated), one on either side of the roundabout on Preston Road with the junction with Royton Drive, to advertise housing development (for a period of three years)

**Recommendation**

Advertising Consent

- f) 13/00727/FULMAJ - NIS Engineering, Common Bank Industrial Estate, Ackhurst Road, Chorley, PR7 1NH (Pages 69 - 76)

**Proposal**

Erection of temporary industrial building for a period of 24 months comprising B1(c) light industrial, B2 general industrial and B8 storage and distribution uses

**Recommendation**

Permit Full Planning Permission

- g) 13/00476/FUL - Harpers Arms, 23 Harpers Lane, Chorley, PR6 7AB (Pages 77 - 80)

**Proposal**

Conversion of existing pub (Use Class A4) to office (Use Class B1) and shop (Use Class A1) on ground floor with workspace for shop on first floor, formation of shop front to part of front elevation, insertion of door in side elevation and provision of 5 no. parking spaces to rear of building.

**Recommendation**

Permit full planning permission

- h) 13/00785/S106A - Royal Ordnance Site including land between Dawson Lane and Euxton Lane, Euxton Lane, Euxton (Pages 81 - 86)

**Proposal**

Application under Section 106 A of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 to modify a planning obligation (General Mitigation) dated 16 December 2002

**Recommendation**

Permit (Subject to Legal Agreement)

5. **Planning appeals and decisions** (Pages 87 - 88)

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

6. **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](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.