

21 October 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, 29th 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 1 October 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 10 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) 13/00785/S106A - Royal Ordnance Site including land between Dawson Lane and Euxton Lane, Euxton Lane, Euxton (Pages 11 - 16)

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)

- b) 13/00800/FUL - Building adjacent 1 Bluestone Barn, Blue Stone Lane, Mawdesley (Pages 17 - 30)

Proposal

Proposed conversion of existing storage outbuilding to 2 no. live-work units, including associated parking and servicing area to the rear.

Recommendation

Permit (Subject to Legal Agreement)

- c) 13/00870/OUT - Land East of 34 Thirlmere Drive, Withnell (Pages 31 - 44)

Proposal

Outline application for the erection of a one bedroom detached bungalow (all matters reserved apart from access). Resubmission of previously withdrawn application 13/00530/OUT

Recommendation

Permit subject to legal agreement

- d) 13/00882/FUL - Chorley Business and Technology Centre, East Terrace, Euxton (Pages 45 - 56)

Proposal

Construction of a grass overflow car parking area to the existing Business Park

Recommendation

Permit Full Planning Permission

- e) 13/00465/FUL - The Bowling Green, Back Lane, Clayton-le-Woods, Chorley, PR6 7EU (Pages 57 - 62)

Proposal

Section 73 application to vary condition 3 of planning approval 12/00681/FUL to enable the floodlights to be utilised for the whole of April, for the first 2 weeks in May and for the last 2 weeks in August (an additional 6 weeks when compared to the scheme as approved).

Recommendation

Permit Full Planning Permission

- f) 13/00804/OUTMAJ - Land bounded by Town Lane (to the North) and Lucas Lane (to the East) Town Lane, Whittle-le-Woods (Pages 63 - 72)

Proposal

Section 73 application to vary condition 11 (Code for Sustainable Homes) attached to outline planning approval 11/00992/OUTMAJ

Recommendation

Refuse Full Planning Permission

- g) 13/00803/OUTMAJ - Land North of Lancaster Lane and bounded by Wigan Road and Shady Lane, Lancaster Lane, Clayton-le-Woods (Pages 73 - 82)

Proposal

Section 73 application to vary condition 2 (Code for Sustainable Homes) attached to outline planning approval 12/00941/OUTMAJ

Recommendation

Refuse Outline Planning Permission

- h) 13/00849/FUL - Rodger Bank, Gough Lane, Clayton Brook, Bamber Bridge, Preston (Pages 83 - 90)

Proposal

Demolition of the existing dwelling and the erection of nine residential dwellings comprising 7 terraced dwellings and one pair of semi - detached houses

Recommendation

Permit (Subject to Legal Agreement)

- i) 13/00721/FULMAJ - Land North of Duke Street including QS Fashions and bounded by Pall Mall and Bolton Street, Chorley

Proposal

Application for the Variation of Conditions 11 (Design Stage Assessment), 18 (Access to Western Boundary), 19 (Landscaping), 23 (Provision of Development Opportunity Sites), 32 (Approved Plans) and 36 (Finished Floor Level) of Planning Permission 09/00933/FULMAJ under Section 73 of the Town and Country Planning Act

Recommendation

Permit Full Planning Permission

- j) 13/00795/CB3 - Factory Way, Spurrier Square and Clydesdale Drive, Chorley (Pages 91 - 94)

Proposal

Erection of 3 post mounted CCTV cameras at the junction of Factory Way/ Pilling Lane, Grime Street/ Poplar Street and Factory Way/ Spurrier Square.

Recommendation

Permit Full Planning Permission

5. **Tree Preservation Order No. 9 (Chorley) 2013 (Pages 95 - 98)**

Report of the Head of Governance (enclosed).

6. **Planning appeals and decisions (Pages 99 - 100)**

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

7. **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 Louise Wingfield (Policy, Performance & Partnerships Assistant) 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.