

12 November 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, 19th November 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 29 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 twelve 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) 13/00813/FUL - Morgan Bros (Chorley) Ltd, Units 5 - 7 Primrose Bank Mill, Friday Street, Chorley (Pages 11 - 16)
- | | |
|---|---------------------------------|
| Proposal | Recommendation |
| Single storey extension at rear of main building (to north of site) | Permit Full Planning Permission |
- b) 13/00816/FUL - Morgan Bros (Chorley) Ltd, Units 5 - 7 Primrose Bank Mill, Friday Street, Chorley (Pages 17 - 24)
- | | |
|--|---------------------------------|
| Proposal | Recommendation |
| Erection of a single storey extension along the east face of the main building | Permit Full Planning Permission |
- c) 13/00875/FUL - 109 Chorley Road, Heath Charnock, Chorley, PR6 9JT (Pages 25 - 28)
- | | |
|---|---------------------------------|
| Proposal | Recommendation |
| Erection of single storey side extension to form garage | Permit Full Planning Permission |
- d) 13/00804/OUTMAJ - Land Bounded by Town Lane (to the north) and Lucas Lane (to the east) Town Lane, Whittle-le-Woods (To Follow)
- | | |
|--|--------------------------|
| Proposal | Recommendation |
| Section 73 application to vary condition 11 (Code for Sustainable Homes) attached to outline planning approval 11/00992/OUTMAJ | Recommendation to Follow |
- e) 13/00803/OUTMAJ - Land North of Lancaster Lane and Bounded by Wigan Road and Shady Lane, Lancaster Lane, Clayton-le-Woods (Pages 29 - 44)
- | | |
|---|-------------------------------------|
| Proposal | Recommendation |
| Section 73 application to vary condition 2 (Code for Sustainable Homes) attached to outline planning approval 12/00941/OUTMAJ | Permit (Subject to Legal Agreement) |
- f) 13/00753/FULMAJ - Land West of Cypress Close, Clayton-le-Woods (Pages 45 - 56)
- | | |
|--|-------------------------------------|
| Proposal | Recommendation |
| Part revision of planning permission no. 12/01081/FULMAJ to amend plots 5-7 and 19-34 to change dwelling types and increase dwelling numbers from 38 to 44 | Permit (Subject to Legal Agreement) |
- g) 12/01131/FUL - The Beeches Care Home, 25 Park Road, Coppull, Chorley, PR7 5AH (Pages 57 - 66)
- | | |
|---|---------------------------------|
| Proposal | Recommendation |
| 28 Bedroom Extension to the existing Nursing Home | Permit Full Planning Permission |

- h) 13/00798/CB4 - Former Site of Douglas House, Hodder Avenue, Chorley (Pages 67 - 78)

Proposal

Erection of 24 no. affordable dwellings (including 14 x flats, 8 x houses and 2 x bungalows) and associated parking and infrastructure

Recommendation

Permit Full Planning Permission

- i) 13/00867/FUL - Ground Floor and First Floor, The Community Church, 12 - 16 Halliwell Street, Chorley, PR7 2AL (Pages 79 - 88)

Proposal

Change of use from existing mixed use comprising B1(a) (offices) and D1 (place of worship) use to form 6no. one bedroom apartments. External works to include renovation of external elevations to insulate and render the building, alterations to windows and doors and alterations to the existing ground floor access ramp.

Recommendation

Permit (Subject to Legal Agreement)

- j) 13/00848/FUL - South Miry Fold Farm, Briars Brow, Wheelton, Chorley, PR6 8JN (To Follow)

Proposal

Section 73 Application to vary condition 6 (junction improvements with Briars Brow) of planning approval 08/00934/FUL to alter the previously approved sightlines.

Recommendation

Permit Full Planning Permission

- k) 13/00675/FUL - Lower House Cottage, Towngate, Eccleston, Chorley, PR7 5QS (Pages 89 - 98)

Proposal

Erection of dormer bungalow

Recommendation

Permit (Subject to Legal Agreement)

- l) 13/00721/FULMAJ - Land north of Duke Street including QS Fashions and bounded by Pall Mall and Bolton Street, Chorley (To Follow)

Proposal

Application for the variation of conditions 5 (Bus Stop Improvement), 6 (In store Real Time Information), 8 (Stopping Up Orders), 11 (Design Stage Assessment), 12 (Post Construction Certificate), 18 (Access to Western Boundary), 19 (Landscaping), 23 (Provision of Development Opportunity Sites), 32 (Approved Plans) and 36 (Finished Floor Levels) of Planning Permission 09/00933/FULMAJ under Section 73 of the Town & Country Planning Act.

Recommendation

Permit Full Planning Permission

5. **Tree Preservation Order No.8 (Cuerden) 2013 (Pages 99 - 102)**
Report of the Chief Executive (enclosed).

6. **Proposed diversion of a section of public footpath number 34 near Hodder Avenue S.257 Town and Country Planning Act 1990 (Pages 103 - 108)**
Report of the Chief Executive (enclosed).

7. **Planning Appeals and Decisions Report 19 November 2013 (Pages 109 - 110)**
Report of the Director of Partnerships, Planning and Policy (enclosed).

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

Yours sincerely



Gary Hall
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 (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.