

02 December 2013

Development Control Committee

You are invited to attend a meeting of the Development Control Committee to be held in Lancastrian Room, Town Hall, Chorley on Tuesday, 10th December 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 5 - 8)**

To confirm the minutes of the Development Control Committee held on 19 November 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 seven 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) 13/008111/FULMAJ - Land bounded by Black Brook, Tithe Barn Lane, Heapey (To Follow)

Proposal

Construction of a (up to 8MW) Solar Photovoltaic (PV) Farm and associated works

Recommendation

Refuse Full Planning Permission

- b) 13/00875/FUL - 109 Chorley Road, Heath Charnock, Chorley, PR6 9JT (Pages 9 - 12)

Proposal

Erection of single storey side extension to form garage

Recommendation

Permit Full Planning Permission

- c) 12/01131/FUL - The Beeches Care Home, 25 Park Road, Coppull, Chorley, PR7 5AH (Pages 13 - 22)

Proposal

28 Bedroom Extension to the existing Nursing Home

Recommendation

Permit Full Planning Permission

- d) 13/00991/OUT - Land 75m East of Hilfred, Crosse Hall Lane, Chorley (Pages 23 - 40)

Proposal

Erection of 4no. detached dwellings with garages and a new means of access from Crosse Hall Lane. (Resubmission of withdrawn application 12/01055/OUT)

Recommendation

Refuse Outline Planning Permission

- e) 13/00715/FUL - Kem Mill, Kem Mill Lane, Whittle le Woods (Pages 41 - 54)

Proposal

Demolition of mill and development of 8 no. detached houses including all infrastructure

Recommendation

Permit (Subject to Legal Agreement)

- f) 13/00982/CB3 - Land to the rear of 3-4 Barn View, 11-17 Maytree Court and 52-78 Fairview Drive, Adlington (To Follow)

Proposal

Change of use from public open space to individual garden extensions serving 3 -4 Barn View, 52-78 Fairview Drive and 11-17 Maytree Court

Recommendation

Permit Full Planning Permission

- g) 13/00989/CB4 - 15 Westfields, Croston, Leyland, PR26 9RT (Pages 55 - 58)

Proposal

Change of use of land to the immediate south of No. 15 Westfields, Croston from an open grassed area to private garden curtilage.

Recommendation

Permit Full Planning Permission

5. **Enforcement Reports**

The Director of Partnerships, Planning and Policy has submitted two reports for enforcement (enclosed).

- a) Enforcement Report - Lancaster House Farm, Charnock Richard (Pages 59 - 64)
b) Enforcement Report - Land adjacent 367 Southport Road, Ulmes Walton (To Follow)

6. **Parish Council Speaking Rights**

7. **Planning Appeals and Other Decisions Report 10 December 2013** (Pages 65 - 66)

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

Louise Wingfield
Democratic and Member Services Officer
E-mail: louise.wingfield@chorley.gov.uk
Tel: (01257) 515123
Fax: (01257) 515150

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 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.