

20 March 2014

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, 25th March 2014 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. **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.

3. **Minutes (Pages 7 - 10)**

To confirm the minutes of the Development Control Committee held on 4 March 2014 as a correct record and be signed by the Chair.

4. **Planning applications to be determined**

The Director of Partnerships, Planning and Policy has submitted eight 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) 14/00132/FUL - Land 35m north-east of Rose Cottage, White Coppice, Heapey (to follow)

Proposal

Retrospective application for the removal of part of the dam wall at Heapey Reservoir No. 8

Recommendation

Site Visit

- b) 14/00094/FUL - 19 Beechwood Road, Chorley PR7 3AX (Pages 11 - 14)

Proposal

Retrospective application for change of use from public open space to domestic curtilage

Recommendation

Refuse Full Planning Permission

- c) 14/00031/FUL - Kemtex Educational Supplies, Unit 32 Chorley Business and Technology Centre, East Terrace, Euxton (Pages 15 - 22)

Proposal

Application for a change of use of Unit 32 from business unit (B1 use) to children's day nursery (D1 use) including provision of mezzanine floor and associated outdoor play area

Recommendation

Permit Full Planning Permission

- d) 13/00948/FULMAJ - Finnington Industrial Estate, Finnington Lane, Feniscowles, Withnell (Pages 23 - 44)

Proposal

Demolition of existing industrial units and erection of 18 no. (14 no. Semi-detached, 4 no. detached) three bedroom houses

Recommendation

Permit (Subject to Legal Agreement)

- e) 13/01132/REMMAJ - Group 1, Euxton Lane, Euxton (to follow)

Proposal

Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for the erection of 94 no 2, 3 and 4 bedroom, 2 storey residential dwellings, together with associated access roads, driveways, garages, private garden areas and means of enclosure. Includes for the provision of 14 no. affordable dwellings within the above.

Recommendation

Approve Reserved Matters

- f) 13/01136/FULMAJ - Group 4 North, land 150 metres west of Sibbering's Farm, Dawson Lane, Whittle-le-Woods (Pages 45 - 50)

Proposal

Amendments to planning permission 10/00745/FULMAJ involving substitution of house types on plots 57 - 59, 62-70 and 72-88 (29 plots)

Recommendation

Permit (Subject to Legal Agreement)

- g) 14/00121/CB3 - Chorley Borough Council Depot, Bengal Street, Chorley PR7 1SA (Pages 51 - 56)

Proposal

1) Change of use of part of existing Council depot to a recycling centre including provision of living accommodation and training rooms in existing building and associated elevational alterations
2) Re-siting of 3 no. storage containers, fuel tanks, canteen and weighbridge
3) Erection of new portal frame bailing shed
4) Erection of 3m high palisade fence
4) Demolition of existing storage building and store

Recommendation

Permit Full Planning Permission

- h) 14/00123/ADV - Chorley Borough Council Depot, Bengal Street, Chorley PR7 1SA (Pages 57 - 58)

Proposal

3no. non-illuminated signs

Recommendation

Advertising Consent

5. **Planning Appeals and Decisions report 25 March 2014** (Pages 59 - 60)

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 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.
- For Town and Parish Councillors a request to speak must be accompanied by an appropriate form of authority from the clerk or chairperson of the Parish/Town Council. This should be in the form of an email or letter of authority.
- A request to speak must be accompanied by an appropriate form of authority from the clerk or chairperson of the Parish/Town Council. This should be in the form of an email or letter of authority.
- 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 Town or Parish Councillor will be asked to speak, normally for a maximum of three minutes and must represent the authorised views of the parish/town council that they represent. There will be no second chance to address Committee.

4. A local Councillor who is not a member of the Committee may speak on the proposed development for a maximum of five minutes.
5. 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.
6. 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.