

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, 13th May 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 **Minutes (Pages 7 - 10)**

To confirm the minutes of the Development Control Committee held on 22 April 2014 as a correct record and be signed by the Chair.

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 six 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/>

4a 14/00178/FULMAJ - Latvian Consulate, Pemberton House Farm, Park Hall Road, Charnock Richard, Chorley, PR7 5LP (Pages 11 - 26)

Proposal

Recommendation

Demolition of existing buildings and erection of a residential rehabilitation and therapy centre at Pemberton House Farm (resubmission of withdrawn application 13/00219/FULMAJ)

Refuse planning permission

4b 14/00336/FUL - 47 Clancutt Lane, Coppull, Chorley, PR7 4NR (Pages 27 - 40)

Proposal

Recommendation

Proposed development of 3 No. dwellings and associated access

Permit subject to a legal agreement.

4c 14/00140/FULMAJ - Royal Scot, Station Road, Coppull, Chorley, PR7 4PZ (Pages 41 - 50)

Proposal

Recommendation

Residential development of 11 no. affordable dwellings (5 houses and 6 apartments) and associated access and parking

Permit planning permission

4d 14/00265/REMMAJ - Parcel H3 Group 1 west of Central Avenue and south of Worden Brook, Euxton Lane, Euxton (Pages 51 - 56)

Proposal

Recommendation

Proposed erection of 20 no. dwellings and associated landscaping and highway works (further re-plan of part of site previously approved by permission ref: 13/01144/REMMAJ)

Permit planning permission

4e 14/00177/FULMAJ - Parcel H3 Group 1, west of Central Avenue and south of Worden Brook, Euxton Lane, Euxton (Pages 57 - 60)

Proposal

Recommendation

Application to vary condition 7 of planning permission ref: 12/00945/REMMAJ (which was a Reserved Matters application for the erection of 32 no. dwellings) to allow the dwellings to be built to Code Level 3 (but Code 4 Energy) rather than Code Level 4 or 6.

Refuse permission

4f 14/00215/CB3 - Rangletts Play Area, Brindle Street, Chorley (Pages 61 - 76)

Proposal

Recommendation

Proposed Ball Court (MUGA), Skate Park, Allotments, Car Parking, Lighting, Footpaths and Play Area Extension at Ranglett's Recreation Ground, Chorley South-East

Permit planning permission

5 **Enforcement**

5a Club Equestrian, Cuerden Farm, Wigan Road, Clayton-le-Woods (Pages 77 - 82)

5b Land Rear of 19 Beechwood Road, Chorley, PR7 3AX (Pages 83 - 88)

5c Newlands, Quaker Brook Lane, Hoghton, Preston (Pages 89 - 94)

6 **Planning Appeals Performance - April 2013-March 2014**

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

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), Louise Wingfield (Democratic and Member Services Officer) 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

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.