

Development Control Committee

Tuesday, 26 September 2006

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Thomas Bedford, Eric Bell, Alan Cain, Henry Caunce, Dennis Edgerley, Daniel Gee, Roy Lees, Adrian Lowe, Miss June Molyneaux, Geoffrey Russell, Shaun Smith and Christopher Snow

Officers: Jane Meek (Director of Development and Regeneration), Rosaleen Brown (Senior Solicitor), Wendy Gudger (Development Control Manager), Dianne Scambler (Trainee Democratic Services Officer) and Lyndsey Cookson (Planning Assistant)

06.DC.55 WELCOME BACK TO VICE-CHAIR

The Chair welcomed back Councillor David Dickinson on his return to the Committee after his recent operation.

Councillor David Dickinson thanked the other Members of the Committee for all their well wishes over the last couple of months, informing them that they had been greatly appreciated.

06.DC.56 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors Francis Culshaw and Ralph Snape.

06.DC.57 DECLARATIONS OF ANY INTERESTS

No declarations of interest were declared.

06.DC.58 MINUTES

RESOLVED – That the meeting of the Development Control Committee held on 22 August 2006 be confirmed as a correct record and signed by the Chair.

06.DC.59 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Director of Development and Regeneration giving notification of eight appeals that had been lodged against the refusal of planning permission, three appeals that had been dismissed and one that had been allowed. The report also gave notification about two appeals that had been allowed by the Planning Inspectorate.

RESOLVED – That the report be noted.

06.DC.60 PLANNING APPLICATIONS AWAITING DECISION

The Director of Development and Regeneration submitted reports on a number of planning applications to be determined by the Committee.

RESOLVED – That the planning applications, as now submitted be determined in accordance with the Committee's decisions as recorded below.

(a) **A1: 06/00786/REMMAJ - Land South of Buckshaw Avenue, Buckshaw Village**

Application No: 06/00786/REMMAJ
Proposal: Construction of main access road, drainage and landscaping along southern commercial perimeter road.
Location: Land South of Buckshaw Avenue, Buckshaw Village, Lancashire

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Daniel Gee and subsequently **RESOLVED to grant permission of the planning application subject to the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. Notwithstanding the submitted details a scheme of street lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the road; the approved scheme shall be implemented prior to the opening of the road to public transport.

Reason: To ensure adequate lighting of the carriageways, footpaths and cycle ways; and in accordance with the provisions of policy TR4 of the Adopted Chorley Borough Local Plan Review.

3. Full details of the construction of the carriageways including the roundabouts, footpaths and cycle ways, including the finished top surfaces and width of the footpaths/ cycle ways, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction work on site.

Reason: In order to ensure a satisfactory level of construction of the new road, footpaths and cycle ways and in accordance with the provisions of policies TR4 and TR18 of the Adopted Chorley Local Plan Review.

4. Notwithstanding the submitted details, full details of the drainage infrastructure for the carriageways, footpaths and cycle ways shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on sites; the approved drainage details shall be operative prior to the opening of the highway to the public.

Reason: To ensure satisfactory surface water drainage for the approved highway and to accord with the provisions of policy TR4 of the Adopted Chorley Borough Local Plan Review.

5. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed road levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

6. Details of the precise specification and location of carriageway crossing points shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction work on site; the approved details shall be implemented prior to the opening of the road to public traffic and pedestrians.

Reasons: In the interests of securing a satisfactory standard of development for crossing the highway in the interests of highway safety; also to accord with the

provisions of Policy TR4 of the Adopted Borough Local Plan Review.

(b) B.1:06/00689/FUL - 1, Victoria Terrace, Victoria Street, Wheelton

Application No: 06/00689/FUL
Proposal: Demolition of existing garage and conservatory, and erection of single storey front, side and rear extensions (inclusive of replacement garage and conservatory).

Location: 1, Victoria Terrace, Victoria Street, Wheelton

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Daniel Gee, and subsequently **RESOLVED to grant planning permission subject to the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

(c) B2:06/00850/CB3 - Land South of Vertex Training and Conference Centre, Little Carr Lane, Chorley

Application No: 06/00850/CB3
Proposal: Creation of an access junction off the proposed Eaves Green Link Road (site area 0.31 ha)

Location: Land South of Vertex Training and Conference Centre, Little Carr Lane, Chorley PR7 3JT

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Eric Bell, and subsequently **RESOLVED to recommend the Council to grant planning permission.**

(d) B3:06/00851/CB3 - Land 20m South of 24 - 26, The Bowers, Chorley

Application No: 06/00851/CB3
Proposal: Creation of an access road, off the proposed Eaves Green Link Road (site area 0.27ha)

Location: Land 20m South of 24 – 26 The Bowers, Chorley

Decision:

It was proposed by Councillor Eric Bell, seconded by Councillor Adrian Lowe, and subsequently **RESOLVED to recommend the Council to grant planning permission.**

(e) B4:06/00857/FUL - Royal Umpire Caravan Park, Southport Road, Ulnes Walton

Application No: 06/00857/FUL
Proposal: Erection of dwelling for staff (to replace wardens flat and staff caravans).

Location: Royal Umpire Caravan Park, Southport Road, Ulnes Walton, Leyland

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Chris Snow, and subsequently **RESOLVED (11:1) to refuse planning permission for the following reason:**

1. The proposed development is considered to be inappropriate development within the Green Belt and no very special circumstances have been submitted which indicate why planning permission should be granted. Consequently the proposed development is contrary to Policy DC1 of the Adopted Chorley Borough Local Plan and PPG2 Green Belts.

(f) B5:06/00908/OUT - Land South of Copper Works Wood, West of Gillibrand North and West of Clover Road, Chorley

Application No: 06/00908/OUT
Proposal: Outline application for enhancement of shopping area to include use classes A1, A2, A3 and A5 and relocation of community centres.
Location: Land South of Copper Works Wood, West of Gillibrand North and West of South Clover Road, Chorley
Decision: **This item was deferred to allow consultation with the public on exploring the possibility of an alternative site.**

(g) B.6:06/00926/FUL - Playing Field, Great Greens Lane, Bamber Bridge

Application No: 06/00926/FUL
Proposal: Provision of multi-use games area (30m X 15m).
Location: Playing Field, Great Greens Lane, Bamber Bridge
Decision: It was proposed by Councillor Shaun Smith, seconded by Councillor Adrian Lowe, and subsequently **RESOLVED to grant planning permission subject to the following conditions:**
1. The proposed development must be begun not later than three years from the date of this permission.
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

06.DC.61 A REPORT OF THE DIRECTOR OF DEVELOPMENT AND REGENERATION ON SELECTED CASES DETERMINED, FOLLOWING CONSULTATION WITH THE CHAIR AND VICE-CHAIR OF THE COMMITTEE

The Committee received for information, reports by the Director of Development and Regeneration on the following category 'B; development proposals which had, or were intended to be, determined by the Chief Officer under the adopted scheme of delegations, following consultation with the Chair and Vice-Chair of the Committee.

Application No: 06/00726/FUL
Proposal: Formation of Sand Paddock
Location: Land 70m North of 6 Ellerbeck View, Castle House Lane, Adlington
Decision: Planning permission granted

Application No: 06/00772/FUL
Proposal: Erection of single storey side extension to existing industrial unit
Location: Unit T4, Towngate Works, Dark Lane, Mawdesley
Decision: Planning permission granted.

Application No: 06/00803/FUL
Proposal: Proposed three horse stable block and tack room
Location: Cam Lane Cottage, Cam Lane, Clayton-Le-Woods, Chorley
Decision: Planning permission granted

Application No: 06/00848/FUL
Proposal: Conversion from dwelling to three flats
Location: 7, Railway Road, Adlington, Chorley
Decision: Planning permission granted

Application No: 06/00950/FUL
Proposal: Erection of replacement dwelling
Location: Oldfields, Railway View, Croston
Decision: Planning permission granted

RESOLVED – That the reports be noted.

06.DC.62 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 07 AUGUST 2006 AND 8 SEPTEMBER 2006

The Director of Development and Regeneration presented, for Members information a schedule listing the remainder of the planning applications that had been determined by the Chief Officer under delegated powers between 10 July 2006 and 4 August 2006.

RESOLVED – That the schedule be noted.

Chair