

Development Control Committee

Tuesday, 17 January 2012

Present: Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair) and Councillors Henry Caunce, Dennis Edgerley, Christopher France, Marie Gray, Alison Hansford, Hasina Khan, Paul Leadbetter, Roy Lees, June Molyneaux, Mick Muncaster and Dave Rogerson

Officers in attendance: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Caron Taylor (Planning Officer) and Dianne Scambler (Democratic and Member Services Officer)

Also in attendance: Councillors Steve Holgate, Keith Iddon, Adrian Lowe and Mark Perks

12.DC.127 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ken Ball and David Dickinson.

12.DC.128 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 13 December 2011 be confirmed as a correct record for signing by the Chair.

12.DC.129 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest.

12.DC.130 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted reports on twelve applications for planning permission to be determined.

In considering the applications, Members of the Committee took into account the agenda reports, the addendum, and the verbal representations or submissions provided by officers and individuals.

- a) **Application:** 11/00764/OUT - 11 Sutton Grove, Chorley **Proposal:** Outline application for the erection of two detached houses and a pair of semi-detached houses

RESOLVED (Unanimously) – That planning permission be refused for the reasons set out in the report.

- b) **Application:** 11/00875/FULMAJ - Land Formerly Talbot Mill, Froom Street, Chorley **Proposal:** Application to extend the time limit for implementation of extant planning permission 07/01426/FULMAJ at Talbot Mill for the erection of 149 residential dwellings including landscaping and access off Froom Street

RESOLVED (Unanimously) – That planning permission be granted subject to a Section 106 Agreement and the conditions detailed in the report.

- c) **Application:** 11/00934/REMMAJ - **Proposal:** Erection of 53 dwellings including associated roads and footpaths at Parcel F, Buckshaw Village, Lancashire

RESOLVED (Unanimously) – That planning permission is granted subject to the conditions detailed in the report and addendum

- d) **Application:** 11/00837/FULMAJ - Site 7 and 9 Buckshaw Avenue, Buckshaw Village, Chorley **Proposal:** Erection of 2 no. distribution centre/industrial buildings (Use Class B1c, B2, B8) with ancillary office accommodation, service yard areas, car parking, access, internal circulation, areas and landscaping

The report for this item was withdrawn from the agenda for the reason detailed in the addendum.

- e) **Application:** 11/00871/FULMAJ - Former Initial Textile Services, Botany Brow and Willow Road, Chorley **Proposal:** Proposed residential development of 41 no. 2 storey dwellings (re submission of application no. 10/000834/FULMAJ)

RESOLVED (Unanimously) – That planning permission be granted subject to the signing of a Section 106 Legal Agreement and the conditions detailed in the report and the addendum.

- f) **Application:** 11/00892/FUL - Initial Textiles Services, Botany Brow Chorley **Proposal:** Proposal to utilise existing former initial laundry site entrance and apply for adaptation, to become LCC highway compliant residential access to redevelopment on the site

RESOLVED (12:0:1) – That planning permission be granted subject to the conditions detailed in the report and addendum.

- g) **Application:** 11/01062/FUL - Land East of and adjacent to 99 Lakeland Gardens, Chorley **Proposal:** Erection of a single storey community centre on playing fields adjacent to Lakeland Gardens

RESOLVED (Unanimously) – That planning permission be granted subject to the conditions detailed in the report and the addendum.

- h) **Application:** 11/00894/FULMAJ - Burrows Ltd, Wigan Road, Clayton-le-Woods, Leyland **Proposal:** Demolition of Burrows Grass Machinery and removal of car sales forecourt and demolition of The New Bungalow and erection of 14 no. detached two-storey dwellings and associated garaging and infrastructure (changes to access point and layout of the previously approved permission 11/00480/FULMAJ and an additional house)

RESOLVED (11:2:0) – That planning permission be granted subject to the signing of a Section 106 Agreement and the conditions detailed in the report.

- i) **Application:** 11/00977/FUL - Barratt Development, Pilling Lane, Chorley **Proposal:** Substitution of house type on 5 plots previously approved under permission reference 07/01226/REMMAJ (substitute 5 x Patterdale with 5 x Kingsville houses) and associated works.

RESOLVED (Unanimously) – That planning permission be granted subject to the conditions detailed in the report and addendum.

- j) **Application:** 11/00974/REMMAJ - Land South of Buckshaw Avenue, Buckshaw Village, Chorley **Proposal:** Section 73 application to vary condition 1 (approved plans) of reserved matters approval 06/00786/REMMAJ involving altering the location of junctions

RESOLVED (Unanimously) – That the reserved matters be granted subject to the conditions detailed in the report and addendum.

- k) **Application:** 11/00874/FUL - 41 Wigan Road, Euxton, Chorley **Proposal:** Proposed residential development of 4 No. detached houses on plots 5, 6, 7 and 12 (amendment to planning approval 10/000573/FUL)

RESOLVED (Unanimously) – That planning permission be granted subject to the signing of a supplemental Section 106 Agreement and the conditions detailed in the report and addendum.

- l) **Application:** 11/00989/FUL - Jumps Farm, 147 South Road, Bretherton **Proposal:** Section 73 application to remove Conditions 2 (use of building) and 5 (personal permission) attached to planning approval 10/00563/COU

RESOLVED (Unanimously) – to defer the decision to allow for a site visit.

12.DC.131 TREE PRESERVATION ORDER NO.16 (MAWDESLEY) 2011

Members of the Committee considered a report from the Head of Governance which sought instruction on whether to formally confirm Tree Preservation Order No. 16 (Mawdesley) 2011 without modification. No objections had been received in response to the making of the Order.

RESOLVED (Unanimously) – That the Tree Preservation Order No. 16 (Mawdesley) 2011 be confirmed without modification.

12.DC.132 TREE PRESERVATION ORDER NO. 15 (EUXTON) 2011

Members of the Committee considered a report from the Head of Governance which sought instruction on whether to formally confirm Tree Preservation Order No. 15 (Euxton) 2011 without modification. No objections had been received in response to the making of the Order.

RESOLVED (Unanimously) – That the Tree Preservation Order No. 15 (Euxton) 2011 be confirmed without modification.

12.DC.133 PLANNING APPEALS AND DECISIONS REPORT 17 JANUARY 2012

The Director of Partnerships, Planning and Policy submitted a report which gave notification of two appeals that had been lodged against the delegated decision to refuse planning permission, one enforcement appeal that had been lodged, and an enforcement appeal that had been withdrawn.

RESOLVED – That the report be noted.

Chair