

Development Control Committee

Tuesday, 6 March 2012

Present: Councillor Geoffrey Russell (Chair), and Councillors Henry Caunce, David Dickinson, Dennis Edgerley, Marie Gray, Alison Hansford, Hasina Khan, Paul Leadbetter, Roy Lees, June Molyneaux, Mick Muncaster and Dave Rogerson

Substitutes: Councillor Simon Moulton

Officers in attendance: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Helen Lowe (Planning Officer), Robert Rimmer (Business Support Team Leader) and Cathryn Filbin (Democratic and Member Services Officer)

Also in attendance: Councillor Steve Holgate

12.DC.144 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Harold Heaton who had been admitted into hospital recently. In Councillor Heaton's absence, Councillor Geoffrey Russell took the Chair.

On behalf of Members of the Development Control Committee, Councillor Geoff Russell expressed his best wishes to Councillor Heaton for a speedy recovery.

12.DC.145 MINUTES

RESOLVED - That the minutes of the meeting held on 14 February 2012 be confirmed as a correct record and signed by the Chair.

12.DC.146 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest.

12.DC.147 PLANNING APPLICATIONS TO BE DETERMINED

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

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

- a) **Application:** 11/00919/FUL - **Proposal:** Erection of 2 no. wind turbines Bluebell Cottage, Trigg Lane, (hub height 15.545m/height to blade tip Heapey, Chorley 20.345m)

RESOLVED (10:2:1) – That full planning permission be granted subject to the conditions detailed within the report in the agenda.

- b) **Application:** 11/01060/CB3 - Land between Carr Road and Manor Road and south of 83 Manor Road, Clayton-le-Woods, Chorley **Proposal:** The creation of a 21 plot allotment site with 5 car parking spaces and associated hard standing, drainage, fencing and pathways

RESOLVED (Unanimously) – That full planning permission be granted subject to the conditions detailed within the report in the agenda.

- c) **Application:** 11/01086/FUL - Ridgeway Arms, 176 Chorley Road, Adlington, Chorley **Proposal:** Alterations to the existing building including the erection of a single storey rear extension following the demolition of part of the existing building along with the creation of new entrance doors

RESOLVED (12:0:1) – That full planning permission be granted subject to the conditions detailed within the report in the agenda and an additional condition delegated to the Vice Chair of Development Control Committee in consultation with the Director of Partnerships, Planning and Policy to include that the development be subject to a pre commencement condition regarding servicing arrangements.

- d) **Application:** 11/01080/FULMAJ - Land south west of Bishopton Crescent and at the junction of Buckshaw Avenue and Ordnance Road, Buckshaw Village, Chorley **Proposal:** Proposed warehouse, office and trade counter building and associated infrastructure

RESOLVED (Unanimously) – That full planning permission be granted subject to the conditions detailed within the report in the agenda.

- e) **Application:** 12/00043/OUT - Park Road Methodist Church, Park Road, Chorley **Proposal:** Outline application for demolition of the existing church building and redevelopment of the site for residential use

The report was withdrawn from the agenda.

- f) **Application:** 11/01104/COU - The Farm Depot, Bentley Lane, Heskin, Chorley **Proposal:** Change of use of buildings and yard from B2 use to B8 use

RESOLVED (10:0:3) – That full planning permission be granted subject to the condition 1, 3 and 4 as detailed within the report in the agenda, and condition 2 to be amended as follows:

- **The use hereby permitted shall be restricted to the hours between 08:00 and 18:00 on weekdays, between 09:00 and 13:00 on Saturdays and there shall be no operation on Sundays, Bank Holidays or Public Holidays.**

Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EM2 and EP7 of the Adopted Chorley Borough Local Plan Review.

- g) Application:** 11/01105/REM - Land opposite junction of Regiment Drive and Old Worden Avenue (Parcel Q) Old Worden Avenue, Buckshaw Village, Chorley
Proposal: Reserved matters application for the erection of 8 no. detached two storey dwellings and associated works (pursuant to outline permissions 97/00509/OUT and 02/00748/OUTMAJ)

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

- h) Application:** 11/01087/REMAJ - Parcel H8 Euxton Lane, Euxton, Chorley
Proposal: Reserved matters application for the erection of 12 no. three storey dwellings (to south east side of square)

RESOLVED (Unanimously) – That full planning permission be granted subject to the conditions detailed within the report in the agenda.

- i) Application:** 11/01094/FULMAJ - Site N1, Lower Burgh Way, Chorley
Proposal: Proposed substitution of house types and re-plan of plots 1 to 15 Birkacre Park (previously approved as part of planning application reference 07/00993/REMAJ) including the erection of 4 additional dwellings

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

- j) Application:** 11/00994/FUL - Woodcock Barn, Runshaw Lane, Euxton, Chorley
Proposal: Application for amendments to the pitch of the roof over the entrance and garage to the front of the property, and application for retrospective permission for the roof pitch over side extension (same plans as submitted for application 11/00262/FUL)

RESOLVED (Unanimously) – That planning permission be refused for the reason detailed within the report in the agenda.

12.DC.148 PROPOSED CONFIRMATION OF TREE PRESERVATION ORDER NO.13 (WHITTLE-LE-WOODS) 2011 WITHOUT MODIFICATION

The Head of Governance submitted a report for Member to consider a formal confirmation of the Tree Preservation Order No. 13 (Whittle-le-Woods) 2011 without modification. No objections has been received in response to the making of the order.

RESOLVED – That the Tree Preservation Order No. 13 (Whittle-le-Woods) 2011 be confirmed without modifications.

12.DC.149 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which gave notification of two appeals against planning permission being refused by the Planning Inspector, and one planning permission being granted by Lancashire County Council.

RESOLVED – That the report be noted.

12.DC.150 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

Go Ape, Rivington

The Head of Planning informed Members of the Development Control Committee that the amended car park plan for Go Ape, Rivington, had been received. The application had been listed for determination at the Development Control Committee on 24 April 2012 to allow full consultation with interested parties.

Jumps Farm

The Development Control Team Leader provided an update on developments at Jumps Farm since enforcement action had been approved at the Development Control Committee on 13 December 2011. The Development Control Committee were informed that the static caravan had been removed from the site, and that there had been a commitment from the owner of Jumps Farm that a planning application would be submitted by the close of Wednesday, 7 March 2012.

Chair