

REPORT OF THE DEVELOPMENT CONTROL COMMITTEE

GENERAL REPORT

1. Since the last Council meeting, the Development Control Committee has met twice on 6 March 2006 and 27 March 2006. This report refers briefly to the more significant proposals that were considered at the two meetings.

6 March 2006

Planning Application 05/00394/OUTMAJ

2. We considered the above planning application for outline planning permission for a mixed-use development of Offices and Light Industry, General Industry and Warehousing and Distribution use classes with site entrance allocated for a Hotel and Pub access on land between the M61 Motorway and the Leeds and Liverpool Canal, Millennium Way, Chorley.
3. A previous decision made by this Committee had granted planning permission on this site. The decision gave permission for a business and leisure development, including offices, research and development, light industry, general industry, distribution and warehousing, pubs and restaurants, hotel and leisure. However, no reserve matters were ever submitted. The permission had never been implemented and it has now lapsed as the period of time for submission of reserved matter had expired.
4. After considering the information in the officer's report we decided to grant the outline planning permission subject to a Section 106 Agreement.

Planning Application 05/00455/FULMAJ

5. We considered the above planning application for the erection of hotel and public house/ restaurant and related works on land between M61 Motorway and the Leeds and Liverpool Canal, Millennium Way, Chorley.
6. The application proposed the construction of a 109-bed hotel and public house/restaurant in the north western most corner of the site with frontage to the access and the A674. The pub is domestic in scale and has the appearance of an old cottage. It is similar to their recent development at Three Rings (Bamber Bridge) in South Ribble.
7. It was considered that the application was of poor design because of the relationship of the proposed hotel and pub bearing in mind their

contrasting styles and design, and because of this, planning permission was refused.

Planning Application 05/01159/COU

8. We considered the above planning application for a change of use of an existing bungalow to office space and change of use of the existing barn to a dwelling at Thowd Stables, Hall Lane, Mawdesley.
9. The applicants want to swap the buildings to secure a larger dwelling than currently exists on the site. The applicants advise that they have two disabled children and the existing building is ill equipped for their needs.
10. It was considered that the application as proposed was on balance acceptable and subject to the applicant first entering into a legal agreement securing the revocation of the existing residential use, the extent of the residential curtilage and to ensure the conversion of the existing dwelling to offices we decided to grant planning permission subject to a Section 106 Agreement.

27 March 2006 meeting

Planning Application 06/00133/FULMAJ

11. We considered the above planning application for the demolition and clearance of existing warehouse and outbuildings and erection of proposed healthcare facilities development at Friday Street Depot, Friday Street, Chorley
12. The development consists of a L-shaped building, which will accommodate two GP surgeries, a health centre which will be occupied by Chorley and South Ribble Primary Care Trust and a pharmacy.
13. The development will also incorporate visitor parking to the front of the building for 56 cars and at the rear for 26 vehicles. The proposal also incorporates an area of parking for motorcycles and cycles.
14. After considering the information in the Officer's report we decided to grant planning permission subject to a Section 106 Agreement.

Planning Application 06/00147/FUL

15. We considered the above application for the restoration and conversion of WAP building to offices on the site of the Howard Arms Hotel, Dark Lane, Whittle-Le-Woods.

16. It is proposed that the building is used to provide office accommodation for the residents of Heys Lodge and the buildings owners (the applicants: Primrose Holdings).
17. The Wap building was one of three buildings originally constructed as a spa in the mid 1840s. The WAP building being the entrance lodge. The buildings are a vital part of the history and development of Whittle Springs displaying definite links to the cultural heritage of the region.
18. After considering the information in the Officer's report we decided to grant full planning permission

Recommendation

19. The Council is recommended to note this report.

COUNCILLOR A LOWE
Chairman of the Development Control Committee

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There are no background papers to this report.