

Development Control Committee

Tuesday, 2 October 2012

Present: Councillor Paul Walmsley (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Ken Ball, Henry Caunce, Jean Cronshaw, John Dalton, David Dickinson, Dennis Edgerley, Christopher France, Danny Gee, Steve Holgate, Roy Lees, Greg Morgan and Geoffrey Russell

Substitutes: Councillor Mick Muncaster

Also in attendance: Councillors Alison Hansford and Paul Leadbetter

Officers: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Ian Heywood (Conservation Officer) and Cathryn Filbin (Democratic and Member Services Officer)

12.DC.204 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Harold Heaton. Councillor Mick Muncaster attended the meeting as Councillor Heaton's substitute.

12.DC.205 MINUTES

RESOLVED – That the minutes of the Development Control Committee held on 4 September 2012 be confirmed as a correct record and signed by the Chair.

12.DC.206 DECLARATIONS OF ANY INTERESTS

In accordance with the Council's Members Code of Conduct the following Councillors declared a pecuniary interest in relation to the agenda items indicated below:

Councillor Christopher France - Item 4b:12/00797/FUL Higher Wheelton Methodist Church, Blackburn Road, Higher Wheelton

Councillor Henry Caunce - Item 4e: 12/00698/FULMAJ Crow Nest Cottage, Tarnbeck Drive, Mawdesley

12.DC.207 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted eleven 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 and submissions provided by officers and individuals.

- a) **Application:** 12/00619/FUL - **Proposal:** Erection of 1 residential dwelling
Sunnyside, 4 Common Bank Lane,
Chorley

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

(At this point Councillor Christopher France left the meeting for the duration of the following item, and took no part in the discussion and subsequent vote.)

- b) **Application:** 12/00797/FUL - Higher Wheelton Methodist Church, Blackburn Road, Higher Wheelton
Proposal: Retrospective application for the erection of a detached dwelling with amendments to the previously approved scheme 11/00970/FUL. The amendments comprise an increase in the ridge height of 0.7m; insertion of three roof lights to the rear roof slope and insertion of one second floor window to each side elevation

Speaker: Objector – Mr Lewin

RESOLVED (8:6:0) – That full retrospective planning permission be refused, and the wording for the reasons for refusal be delegated to the Director of Partnerships, Planning and Policy to be brought before the next Development Control Committee on 30 October 2012 together with an enforcement report for approval.

- c) **Application:** 12/00655/FUL - 10 Blacksmith Walks, Buckshaw Village, Chorley
Proposal: Retrospective application for conversion of garage to habitable room (including permanent closure and incorporation of former pedestrian access pathway adjacent to garage from Blacksmith Walks to rear parking area into the habitable accommodation of the dwelling)

Speaker: Objector – Rachel Hodgson

RESOLVED (13:1:1) – That the decision for retrospective planning permission be deferred to allow Members of the Development Control Committee the opportunity to visit the site of the development.

- d) **Application:** 12/00697/DIS - Land 150 Metres South Of Filter Beds Cottage, Bolton Road, Anderton
Proposal: Application to discharge condition 4 (access junction details) of planning permission no. 11/00028/FULMAJ which permitted the change of use of pasture land to football pitches, the formation of a car park and the creation of a new access from Bolton Road

Speaker: Applicant's Agent

RESOLVED (Unanimously) – That permission to discharge condition 4 (access junction details) on planning permission 11/00028/FULMAJ be granted.

(At this point Councillor Henry Caunce left the meeting for the duration of the following item, taking no part in the discussion or subsequent vote.)

- e) **Application:** 12/00698/FULMAJ - **Proposal:** Application for a new planning permission to replace the extant planning permission no. 08/00728/FULMAJ (which permitted the demolition of the existing bungalow, workshop and garage and the erection of 10 No. two bed apartments) in order to extend time limit for implementation

Speaker: Objector – Richard Hughes

RESOLVED (Unanimously) – That full planning permission be refused for the reasons outlined within the report in the agenda and the additional reasons detailed in the addendum.

- f) **Application:** 12/00707/FULMAJ - Site N1 Lower Burgh Way, Chorley **Proposal:** Amendments to layout of plots 79 - 149 inclusive of application 07/00993/REMMAJ

RESOLVED (14:0:1) – That full planning permission be granted subject to a Section 106 Legal Agreement and the conditions detailed within the addendum.

- g) **Application:** 12/00719/FUL - Park Mills, Deighton Road, Chorley **Proposal:** Substitution of 2 no. houses (plots 52 and 53 adjacent to Oakwood Road) approved under planning permission 11/00420/REMMAJ with 3 no. houses

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

- h) **Application:** 12/00658/FULMAJ - Parcel L Buckshaw Avenue Buckshaw Village Lancashire **Proposal:** Replan of part of previously approved scheme (ref: 10/00792/FULMAJ) replacing 19 of the dwellings on the parcel with 41 dwellings and associated roads and footways

Speakers: Objector – Anthony Ryder, and the applicant

RESOLVED (11:2:2) – That full planning permission be granted subject to the conditions detailed within the report in the agenda and the additional conditions detailed in the addendum.

- i) **Application:** 12/00783/FUL - Parcel F3 Central Avenue, Buckshaw Village, Chorley **Proposal:** Proposed re plan of 4 dwellings and the addition of 2 dwellings to the residential development approved under 11/00934/FULMAJ

Speaker: Applicant

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

- j) **Application:** 12/00725/FUL - **Proposal:** Demolition of existing corridor Cotswold House, Cotswold Road, between reception and wardens flat and Chorley construction of new reception area and ramp

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

- k) **Application:** 12/00045/FULMAJ - W **Proposal:** Proposed mixed development M Lawrence and Sons, Lyons Lane consisting of 10 new starter industrial units, Chorley 3 refurbished existing units within an enclosed employment site together with 10 residential dwellings

RESOLVED (Unanimously) – That full planning permission be granted subject to the conditions detailed within the report in the agenda, and the re-worded conditions detailed in the addendum and delegated authority to the Director of Planning, Partnerships and Policy to amend any inaccuracies in any of the conditions.

12.DC.208 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report giving notification from the Planning Inspectorate of three planning appeals lodged against the refusal of planning permission, two appeals that had been dismissed, and one planning appeal allowed.

RESOLVED – That the report be noted

Chair