

Development Control Committee

Tuesday, 11 December 2012

Present: Councillor Paul Walmsley (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Jean Cronshaw, John Dalton, David Dickinson, Dennis Edgerley, Christopher France, Danny Gee, Harold Heaton and Greg Morgan

Substitutes: Councillor Mick Muncaster

Also in attendance:

Councillor: Paul Leadbetter

Officers: Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Caron Taylor (Planning Officer) and Cathryn Filbin (Democratic and Member Services Officer)

12.DC.223 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Ken Ball, Henry Caunce, Steve Holgate, Roy Lees and Geoffrey Russell.

Councillor Mick Muncaster attended the meeting as substitute for Councillor Caunce.

12.DC.224 MINUTES

RESOLVED – That the minutes of the Development Control Committee held on 20 November 2012, be confirmed as a correct record and signed by the Chair.

12.DC.225 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest received.

12.DC.226 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted five applications for planning permission and one for Conservation Area Consent.

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:** 12/00910/FUL - **Proposal:** Conversion of existing shop with accommodation above (Class A1) to 4 studio apartments (Class C3), to include removal of the shop front, erection of a two storey rear/side extension, and pitched roof over the existing store.

Speaker: Objector - Mr Matt Denwood

RESOLVED (6:5:0) – That planning permission be refused on the grounds that the Planning Authority’s parking standards had not been met.

- b) **Application:** 12/00982/FUL - Land 50m north west Wrennalls House, Ridley Lane, Mawdesley **Proposal:** Change of use of an existing detached garage and store/games room to a residential dwelling

Speaker: Applicant’s agent

RESOLVED (unanimously) – That full planning permission be granted subject to a Section 106 legal agreement, a separate Unilateral Undertaking in relation to the removal of permitted development rights for further outbuildings at the site, and the conditions detailed within the report in the agenda.

- c) **Application:** 12/00886/FUL - 46 Moor Road, Chorley **Proposal:** Demolition of existing property and construction of 4 apartments

RESOLVED (9:0:2) - That full planning permission be granted subject to the conditions detailed within the report in the agenda.

The Chair announced that the following two items, (item 4d 12/00942/FUL and 4e 12/009453/CON) which related to 127A Station Road, Chorley would be heard jointly, but that the proposals and subsequent vote would be dealt with separately.

- d) **Application:** 12/00942/FUL - 127A Station Road, Croston **Proposal:** Application to demolish the existing dwelling (127a) and other out buildings situated on the site and to build a replacement dwelling fronting Station Road and also 4 further dwellings to form a small residential street on the rest of the application site, with associated access road, driveways, private gardens and communal landscaping (resubmission of withdrawn application ref: 12/00628/FUL)

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.

- e) **Application:** 12/009453/CON - 127A Station Road, Croston **Proposal:** Application for Conservation Area Consent to demolish the existing dwelling (127a) and other out buildings situated on the site (development associated planning application 12/00942/FUL). Resubmission of withdrawn application 12/00629/CON

RESOLVED (unanimously) – That Conservation Area Consent be granted subject to the conditions detailed within the report in the agenda.

- f) **Application:** 12/00945/REMMAJ - **Parcel H3 Group 1, west of Central Avenue and south of Worden Brook, Euxton Lane, Euxton** - **Proposal:** Reserved matters application for the erection of 32 residential dwellings and associated landscaping treatment and highway works (pursuant to outline permission reference 08/00910/OUTMAJ)

RESOLVED (unanimously) – 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.

12.DC.227 ENFORCEMENT REPORT - 10 BLACKSMITH WALKS, BUCKSHAW VILLAGE, CHORLEY

The Director of Partnerships, Planning and Policy submitted an enforcement report regarding 10 Blacksmith Walks, Buckshaw Village, Chorley, which sought Members instruction as to whether it was felt expedient to serve an enforcement notice to remedy the reduction in the level of amenity enjoyed by users of the communal car parking area with the reinstatement of the communal pedestrian access.

RESOLVED (unanimously) – That it was expedient to issue an enforcement notice under Section 172 of the Town and Country Planning Act 1990 for the reinstatement of the pedestrian permeability previously enjoyed by the residents of Blacksmith Walks.

12.DC.228 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which gave notice of one planning appeal that had been dismissed by the Planning Inspectorate.

RESOLVED – That the report be noted.

12.DC.229 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

The Chair of Development Control Committee wished those present a happy Christmas.

Chair