

## REPORT OF THE DEVELOPMENT CONTROL COMMITTEE

### GENERAL REPORT

1. Since the last Council meeting, the Development Control Committee has met three times, on 25 April 2006, 23 May 2006 and 20 June 2006. This report refers briefly to the more significant proposals that were considered at the meetings.

#### 25 April 2006

##### Planning application 06/00118/REMMAJ

2. The Committee considered the above reserved matters planning application for the erection of 45 dwellings with a mixture of 2 and 2.5 storey properties with associated garaging, roads and sewer works at Parcel H4, Off Euxton Lane, Euxton.
3. The application is one of a number of reserved matter applications at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council (known as parcel H4).
4. After considering the information in the Officer's report, we decided to grant the reserved matters application.

##### Planning Application 06/00218/COU

5. We considered the above planning application for planning permission of a change of use from a 10 bed residential dwelling to a special needs day school at Roselyn, Wigan Road, Clayton-Le-Woods, Leyland.
6. The school would cater for 40 pupils although they would not be on site at the same time due to attendance at vocational colleges. There would be no external changes to the property and whilst a car parking area was proposed, it will be screened from public vantage points.
7. It was considered that the proposal would not harm the character and appearance of the street scene as the property and site will retain its residential appearance. With that in mind the Committee decided to grant full planning permission.

#### 23 May 2006

##### Planning Application 05/00688/FUL

8. We considered the above planning application for planning permission for the erection of changing facilities, spectator stands and fence to enclose existing football pitch at Charnock Richard Football Club, Land to West of Charter Lane, Charnock Richard.
9. In April 1996 planning permission was granted to change the use of an agricultural field at the corner of Charter Lane/Chorley Lane, Charnock Richard to be used as a cricket pitch, two football pitches and a car park. This application related to the land presently being used as the car parking area and one football pitch in the north west corner of the site.
10. The provision of opportunities for outdoor sport and outdoor recreation near urban areas is one of the objectives that the use of land in the Green Belt should aim to fulfil.
11. After careful consideration of the information in the officer's report, we decided to grant full planning permission.

#### Planning Application 06/00099/FUL

12. The Site Inspection Sub-Committee had visited and inspected the site of the above planning application to demolish an existing outdoor store/toilets and construct a Sunday school/meeting rooms/kitchen and toilet facilities at the Church Of The Blessed Virgin Mary, Towngate, Ecclestone. They had submitted a report of their findings for the Development Control Committee to make a decision.
13. The developers were to use a sandstone that was in keeping with the Grade II listed church building and plan to use as much reclaimed red sandstone from the existing building as was possible. The Council's Conservation Officer reported that she was happy with the design and materials to be used on the development.
14. A number of Tree Preservation Orders have been placed on the trees leading up to the site to prevent the developers from destroying them in the process and the developers had promised to protect the surrounding graves.
15. After considering the information in the officer's report and listening to the views of the Ward Representative we decide to grant full planning permission.

20 June 2006

#### Planning Application 06/00423/FULMAJ

16. We considered the above planning application for planning permission for the refurbishment of an existing hostel and hotel to form 16 self

contained flats with office space and sleep over area at 1 & 3, Southport Road, Chorley.

17. 1 and 3 Southport Road are a pair of large Victorian semi detached houses located just outside the Chorley town centre as shown in the Local Plan. Stoneham Housing Association were granted permission for a 9 bed person hostel at no.1 in 1980 and no.3 was granted permission in 1988 as a guest house, but is now vacant. Stoneham purchased no.3 in June 2005.
18. Stoneham propose to expand the service provision currently provided at no.1 into no.3 to accommodate 16 ex-offenders. The service will be staffed on a 24 hour basis. The application stated that there will be a maximum of 4 staff members on site at any one time and residents are not car owners.
19. Improving services to ex-offenders was highlighted in the Council's Prevention of Homelessness Strategy 2003, and increasing the provision of accommodation for ex-offenders is a specific objective of the 2005 Housing Strategy.
20. After careful consideration of the information in the officer's report we decided to grant full planning permission.

#### Recommendation

21. The Council is recommended to note this report.

COUNCILLOR H HEATON  
Chairman of the Development Control Committee

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There are no background papers to this report.