

REPORT OF DEVELOPMENT CONTROL COMMITTEE

GENERAL REPORT

1. Since the last Council meeting the Development Control Committee met on 21 November 2006. This report refers briefly to the more significant planning proposals that were considered at this meeting.
The Development Control Committee that will be held on 12 December 2006 will be reported to the next Council meeting on 23 January 2007.

21 November 2006 meeting

Planning Application 06/00991/FULMAJ

2. We considered the above planning application, which was a resubmission of a residential development comprising of 106 dwellings together with associated infrastructure on part parcel F, Main Street, Buckshaw Village, Whittle-Le-Woods.
3. The application was 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 this Authority, (part of an area known as parcel F).
4. This application proposes the erection of 98 dwellings, comprising detached, semi detached and mews two and two and a half storeys. There would also be 8 apartments, built as 4 two-storey blocks within a row of mews style houses.
5. The parcel is located within an area identified as a contemporary housing parcel in the Residential Design Code, to the south and west of the village street section of the site.
6. The proposal had undergone a number of amendments since it was initially submitted, which included the removal of four apartment blocks, revised parking layouts, changes to house types and layouts and a reduction in the number of dwellings proposed from 123 to 106.
7. After considering the information in the officer's report we decided to grant full planning permission.

Planning Application 06/01078/REMMAJ

8. We considered the above reserved matters application by Wolseley Uk Ltd, Helioslough Ltd and Helios (Industrial Developments) Ltd for the erection of part of the Regional Distribution Centre, access, gatehouse, circulation space, equipment store, fuel point and landscaping that is sited on Site 6 and 8 of the Strategic Regional Site of the Buckshaw Village, Euxton.
9. The site had an area of 3.5 hectares and would be accessed directly via the recently approved roundabout from the link road proposed in the Outline Strategic Regional Site, which is some considerable way towards completion.

The link road connects with the A6 opposite the Sea View public house and through to Buckshaw Village to connect with Central Avenue near Buckshaw Hall.

10. Wolseley is the world's largest specialist trade distributor of plumbing and heating products and also a leading distributor of building materials, lumber products and industrial pipes, valves and fittings. The proposed development for the Regional Distribution Centre would support its rapidly expanding business in the UK and would create up to 300 new jobs for people in the Chorley area.
11. This part of the development being outside of the Major developed site and within Policy GN2 designation meant that it is outside the Green Belt but would still have an impact on it. It was considered that the proposal would provide essential operational facilities to the main warehouse and would not conflict with the aims of the Green Belt policy.
12. Members were reminded that a similar proposal was reported in July 2006 and permissions were granted in September 2006. Therefore the principle of the development of the site for this use had been accepted.
13. After considering all the information in the officer's report we decided to grant the reserved matters application.

COUNCILLOR H HEATON
Chair of Development Control Committee

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There are no background papers to this report.