

REPORT OF THE DEVELOPMENT CONTROL COMMITTEE

GENERAL REPORT

1. Since the last Council the Development Control Committee met on 13 March 2007 and 3 April 2007. This report refers briefly to the more significant planning proposals that were considered at these meetings.

13 March 2007

Planning Application 05/00394/OUTMAJ

2. We considered the above planning application that proposed a mixed-use development of mainly B1, B2 and B8 use classes with site entrance allocated for C1 and A4 use classes on land between the M61 Motorway and the Leeds and Liverpool Canal, Millennium Way, Chorley
3. The application had been originally reported to the Development Control Committee on 6 March 2006 wherein it was resolved to grant planning permission subject to the conditions and a legal agreement to secure a contribution to improve accessibility of the site and that the end users enter onto a Travel Plan.
4. The ownership of a large portion of the site had since changed hands and the new owners of the site wished to amend the application by reducing the overall size of the area for development.
5. Access for the site would remain as per the previous approval from the A674 roundabout that has already been constructed and adopted by the Lancashire Highways Authority. A section of the access road had been constructed and it was proposed to remove the part that had the temporary permission to construct a new road that would serve all the proposed development and the existing Mill beyond.
6. Two applications were previously considered by the Development Control Committee on 14 February 2006 relating to
 - (i) The erection of a two storey office unit with associated car parking relating to the north eastern corner of parcel C.
 - (ii) The erection of two single storey industrial units with associated service yards and car parking on the northern portion of parcel B.
7. Until recently, all three of the above applications had been pending the Section 106 agreement hence no decision had been issued. Now that the ownership of the site had changed hands and a reduced area

application submitted, instructions had been sent to Legal Services to draft the said agreement, as the applicant was keen to progress with the development of the site.

8. After considering the information in the officer's report we decided to grant full planning permission subject to a Section 106 Legal Agreement and the conditions set out in the report.

Planning Application 07/00088/COU

9. We considered the above planning application that proposed a change of use of a previously retail premise to a hot food takeaway. The premises were located in a block of seven all of which are in retail or commercial use.
10. The applicant proposed to install an external extraction vent to be fitted to the rear elevation of the premises and would extend from ground floor level with a diameter of 0.3 metres.
11. The first floor of the premises would be used for storage purposes and the provision of male and female toilets.
12. It was noted that the upper floors in a number of the neighbouring commercial and retail properties appear to be in residential use and to the rear of the proposed development there are a number of residential properties located on Beacon Street, within an established housing area.
13. Given that the location of the premises was within the Chorley Shopping Area, officers considered that the premises as proposed was an appropriate use for this area.
14. The Committee received representations from an objector and a supporter of the application. Representations were also received from a Ward Councillor.
15. Members were concerned that the proposed development by virtue of its location in close proximity to residential properties in particular Beacon Street was likely to result in noise and disturbance to such a degree that it would be detrimental to nearby residential amenity and would be contrary to policy EP20 of the Chorley Borough Local Plan Review.
16. For the reason stated above we decided to refuse planning permission for the proposed development.

3 April 2007

Planning Application 06/01371/FULMAJ

17. We considered the above planning application for erection of a residential development comprising of 19 houses and 6 flats and associated works at the Vale Works, Star Lane, Horwich
18. Bolton Metropolitan Borough Council had granted permission, subject to a Section 106 Agreement, for the demolition of industrial buildings and erection of 141 dwellings on land at Crown Lane/Star Lane, Horwich in 1999.
19. An adjoining area of this former industrial site lies within Chorley Borough, the boundary of which was defined by the River Douglas on which planning permission had also been granted in the past for residential development.
20. The application was an amendment to the application submitted in April 2006. The Section 106 agreement that had been attached to the previous application had never been completed and the application had been subsequently withdrawn.
21. The current application proposed alternative locations for some of the houses that had been necessary due to the location of the aqueduct across the site. It had previously been believed that the aqueduct had been in a different location than it actually was.
22. The site was excluded from the Green Belt and within the settlement area wherein Policy GN1 of the Adopted Local Plan Review states that there is a presumption in favour of appropriate development.
23. Planning Policy Statement 3 required that housing proposals be assessed against a number of criteria. As well as encouraging the re-use of previously developed sites and empty or underused buildings. Priority is to be given to urban sites.
24. After considering the information in the officer's report we decided to grant planning permission subject to a Section 106 Agreement.

Planning Application 07/00244/FULMAJ

25. We considered the above planning application for the construction of 30 houses and 28 apartments with associated parking on Parcel 7 Land 30m South of 60 Main Street, Buckshaw Village, Euxton
26. The parcel was located to the south of the village centre and was situated immediately adjacent to the eastern side of Central Avenue. The northern boundary of the parcel abuts Main Street whilst the land situated to the south and the east was presently undeveloped.

27. The layout of the parcel would be mainly in two groups comprising 2 three-storey apartment blocks situated in the northwest corner of the site with the remainder given over to residential dwelling houses comprising a mixed development.
28. Policy Guidance Note 2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village.
29. It was thought that the proposed design of the development would compliment the neighbouring proposals thus complying with Policy Guidance Note 5.
30. The design of the dwellings fronting Central Avenue related well to the existing development and also to the proposed surface water pond, which is required in relation to the wider Sustainable Urban Drainage System. Members noted the positioning of the Sustainable Urban Drainage System on the plan.
30. The Highways Engineer had requested some revisions on a previous planning application relating to the road layout, parking areas and footpath links. This application had since been withdrawn. Chorley Community Partnership and the Director of Environmental Services had also made comments on the proposals. All the proposals had been accommodated in the revised scheme and all the concerned parties were now satisfied.
31. After considering the information in the officer's report we decided to grant the reserved matters application

Recommendation

32. That the report be noted.

COUNCILLOR H HEATON
Chair of Development Control Committee

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There are no background papers to this report.