

Development Control Committee

Tuesday, 17 July 2007

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Ken Ball, Eric Bell, Henry Caunce, Mike Devaney, Dennis Edgerley, Daniel Gee, Pat Haughton, Roy Lees, June Molyneaux, Geoffrey Russell, Edward Smith and Ralph Snape

Officers: Jane Meek (Director of Development and Regeneration), Wendy Gudger (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services), Dianne Scambler (Trainee Democratic Services Officer) and Nicola Hopkins (Planning Officer)

Also in attendance: Councillors Alan Cullens (Clayton-Le-Woods North) and Mark Perks (Astley and Buckshaw)

07.DC.85 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Alan Cain, Michael Davies and Adrian Lowe who could not attend as he was on Mayoral duty.

07.DC.86 DECLARATIONS OF ANY INTERESTS

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct, the following Members declared an interest in relation to the Planning Applications listed below, which were included on the meetings agenda for determination.

Councillor Harold Heaton – Planning Application 07/00453/COU

Councillor Geoff Russell – Planning Application 07/00497/FUL

07.DC.87 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 19 June 2007 be confirmed as a correct record and signed by the Chair.

07.DC.88 PLANNING APPLICATIONS AWAITING DECISION

The Director of Development and Regeneration submitted reports on a number of planning applications to be determined by this Committee.

RESOLVED – That the planning applications, as now submitted, be determined in accordance with the Committee's decisions as recorded below.

(a) B6:07/00453/COU - Park View, Runshaw Lane, Euxton

(Councillor Harold Heaton declared an interest in the following application and left the meeting during the discussion and voting on the proposal)

(The Committee received representations from an objector and a supporter to the proposals and the applicant)

Application No: 07/00453/COU
Proposal: Retrospective application for the change of use of residential curtilage and a further parcel of land to enable storage of 25 additional caravans
Location: Park View, Runshaw Lane, Euxton, Chorley
Decision:
It was proposed by Councillor Danny Gee, seconded by Councillor Geoff Russell, to grant planning permission of the retrospective planning application.

An amendment to the motion was proposed by Councillor Dennis Edgerley, seconded by Councillor Eric Bell, and was subsequently **RESOLVED (7:6) with the Chair using his casting vote to refuse planning permission for the follows reasons:**

1. The site is located within the Green Belt wherein caravan storage is not expressly in any of the categories of appropriate development allowable in such areas given in Policy DC1 of the Chorley Borough Local Plan Review, Policy 6 of the Joint Lancashire Structure Plan and PPG2. Caravan storage is therefore by definition inappropriate development and as such, very special circumstances must exist in order to justify planning permission being granted. In this case, the very special circumstances advanced in support of the application are not considered to be of sufficient weight to justify planning permission being granted.

2. The caravan storage results in detrimental harm to the open rural character and appearance of the Green Belt and is therefore prejudicial to the purposes land being included within the Green Belt, contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review, Policy 6 of the Joint Lancashire Structure Plan and PPG2.

3. The imposition of a Grampian style condition to secure the proposed highway junction improvement works would be unenforceable and therefore inappropriate as the use to which this application relates is already taking place. Given the vehicular access to the site is as existing substandard in terms of width and visibility, the increased vehicular movements are likely to increase the risk of accidents to the detriment of highway safety, contrary to Policy TR4 of the Adopted Chorley Borough Local Plan Review if the said works were not carried out.

(b) B2:07/00199/OUT - Chorley Valeting Services, 101 Anderton Street, Chorley

(The Committee received representations from an objector to the proposals)

Application No: 07/00199/OUT
Proposal: Outline application for erection of residential dwellings
Location: Chorley Valeting Services, 101 Anderton Street, Chorley
Decision:
It was proposed by Councillor Ken Ball, seconded by Councillor Mike Devaney and was subsequently **RESOLVED to grant planning permission for the proposed development subject to the following condition:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced, full details of the following reserved matters design, external appearance and landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on - site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

Reason: To ensure a safe of development that poses no unacceptable risk of pollution to water resources or to human health.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

(c) B3:07/00232/FUL - Astley Park, Park Road, Chorley

(The Committee received representations from an objector to the proposals and a ward representative, Councillor Mark Perks whose ward would be affected by the proposals)

Application No: 07/00232/FUL
Proposal: Proposed lighting of the main route through Astley Park (4.79m high lighting columns at 28m intervals)
Location: Astley Park, Park Road, Chorley
Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Roy Lees, to grant planning permission subject to the amended conditions.

An amendment to the motion was proposed by Councillor Ralph Snape, seconded by Councillor Ken Ball, to refuse the planning application. Upon being put to the vote the motion was lost (4:9).

Consequently the original motion was then put to the vote and it was **RESOLVED (10:3) to grant full planning permission subject to the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. Prior to the commencement of the development hereby approved a scheme for the proposed hours of illumination of the proposed lighting shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the amenities of local residents.

3. Prior to the commencement of the development hereby approved full details of the external finishing materials of the lighting columns shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of the appearance of the locality and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

4. Prior to the commencement of the development hereby approved a plan detailing the lux levels provided by the lighting shall be submitted to and approved by the local planning authority.

Reason: To safeguard the amenities of local residents.

5. Notwithstanding condition 2 the proposed lighting shall be switched off no later than 10pm each evening unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of residential amenity and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan.

(d) **B5:07/00446/COU - Brook House Hotel, 662, Preston Road, Clayton-Le-Woods, Chorley**

(The Committee received representations from an objector to the proposals and a ward representative Councillor Alan Cullens)

Application No: 07/00446/COU
Proposal: Retrospective application to extend existing car park area into landscaped area.
Location: Brook House Hotel. 662, Preston Road, Clayton-Le-Woods, Chorley

Decision:

It was proposed by Councillor Mike Devaney, seconded by Councillor Dennis Edgerley, and subsequently **RESOLVED (13:0) to refuse planning permission for the following reason:**

The proposed development has resulted in additional noise and disturbance to the adjoining properties at Well Orchard and Preston Road and this is detrimental to their residential amenities and contrary to policy EP20 of the Adopted Chorley Borough Local Plan and that Enforcement Action be authorised and that the removal of the hardstanding and kerbs is required to be removed within 3 months of the date of this decision.

(e) **B14:07/00725/FUL - 1, Victoria Terrace, Victoria Street, Wheelton**

Application No: 07/00725/FUL
Proposal: Erection of a single storey side and rear extensions
Location: 1, Victoria Terrace, Victoria Street, Wheelton, Chorley

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Ralph Snape, and subsequently **RESOLVED (12:0) with Councillor Ken Ball abstaining, to grant full planning permission subject to the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

3. The window in the west elevation of the proposed garage shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: *In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.*

4. The approved plans are:

Plan Ref. DD/579/2D Received On: 17th July 2007

Title :Proposed Plans and Elevations

Reason: *To define the permission and in the interests of the proper development of the site.*

(f) **A1:07/00469/FULMAJ - Land representing Phase 3 and Clayton Green Business Park, Preston Road, Clayton-Le-Woods**

Application No: 07/00469/FULMAJ

Proposal: Erection of 1no. two storey office building

Location: Land representing phase 3 and Clayton Green Business Park, Preston Road, Clayton-Le-Woods, Chorley

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Ralph Snape, and subsequently **RESOLVED to grant full planning permission subject to the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: *Required to be imposed by Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: *To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: *To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: *To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

5. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

(g) **A2:07/00483/FULMAJ - Land South of Parcel 7 and Parcel F, Euxton Lane, Euxton**

Application No: 07/00483/FULMAJ
Proposal: Proposed private residential development consisting of 139 No. 2,3,4 and 5 bed roomed dwellings

Location: Land south of Parcel 7 and Parcel F, Euxton Lane, Euxton

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Ken Ball, and subsequently **RESOLVED to grant full planning permission subject to the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings (notwithstanding any details shown on the previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

5. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class B) or any Order revoking or re-enacting the Order, no hard surfacing shall be provided within any curtilage that is adjacent to a highway of any dwelling hereby permitted, nor shall any means of access to a highway be formed, laid out or constructed to any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality, in particular to avoid the proliferation of frontage parking and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

8. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.

10. Prior to the commencement of the development full details of the timber 'Juliet' balconies proposed on the apartment blocks shall be submitted to and

approved in writing by the Local Planning Authority. The balconies thereafter shall be constructed and maintained in accordance with the approved plans.
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

11. Prior to the commencement of the development details of the cycle parking provision associated with the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall be in accordance with the approved details.

Reason : To ensure adequate on site provision for cycle parking and in accordance with Policies No. TR18 and HS4 of the Adopted Chorley Borough Local Plan Review.

12. Prior to the commencement of the development full details of the bin storage facilities associated with the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The bin storage thereafter shall be constructed and retained in accordance with the approved plans.

Reason: To ensure that adequate refuse storage is provided on site and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

13. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the adopted Chorley Borough Local Plan Review.

14. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

15. The first floor windows on the rear elevation (east elevation) of the Melville House type (Plot 131 of Plan reference PL/01M) shall be fitted with obscure glazing and obscure glazing shall be retained at all times thereafter.

Reason: *In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

16. Notwithstanding the submitted details, prior to the commencement of the development full details of the proposed railings shall be submitted to and approved in writing by the Local Planning Authority. The railings shall replicate the Buckshaw railings which have been erected throughout Buckshaw Village. The development thereafter shall be carried out in accordance with the approved plans.

Reason: *In the interests of the visual amenities of the area and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.*

(h) **B1:07/00191/OUT - Chorley Valeting Services, 86 Anderton Street, Chorley**

Application No: 07/00191/OUT
Proposal: Outline application for the erection of 2 semi-detached residential dwellings

Location: Chorley Valeting Services, 86 Anderton Street, Chorley

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Pat Haughton, and subsequently **RESOLVED to grant outline planning permission subject to a legal agreement and the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced, full details of the following reserved matters namely, design, external appearance and landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5, HS4 and TR4 of the Adopted Chorley Borough Local Plan Review.

3. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

Reason: to ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

(i) B4:07/00433/COU - Formerly Zodiac Gymnasium, Station Road, Croston

Application No: 07/00433/COU

Proposal: Conversion of a former gymnasium (Zodiac Gym) to 2 no. Apartments. The property is located on Station Road, Croston within the main village settlement area behind the Co-op and adjacent to the De Trafford Arms public house.

Location: Formerly Zodiac Gymnasium, Station Road, Croston

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Henry Caunce, and subsequently **RESOLVED to grant planning permission subject to the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials used to facilitate the

conversion of the building to apartments (notwithstanding any details shown on the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, or as subsequently agreed in writing by the Local Planning Authority, shall be inserted in the apartments hereby permitted.

Reason: To protect the amenities and privacy of the adjacent property and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. Before either of the apartments hereby permitted are first occupied, the car parking space shall be surfaced or paved with access made available thereto to enable its use in accordance with the approved plan. The car parking space shall not thereafter be used for any purpose other than the parking of a vehicle belonging to a resident of either of the apartments.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review and Policy No. 7 of the Joint Lancashire Structure Plan.

(j) **B7:07/00497/FUL - Land rear of 31 to 39, Park Avenue, and north of 173, Wigan Road, Euxton**

(Councillor Geoff Russell declared an interest in the following application and left the room during the discussion and voting on the proposals)

Application No: 07/00497/FUL
Proposal: Erection of two new dwellings
Location: Land rear of 31 to 39, Park Avenue and North of 173, Wigan Road, Euxton

Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Henry Counce and subsequently **RESOLVED to grant planning permission subject to a legal agreement and the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. Neither of the dwellings hereby permitted shall be occupied until the site access has been altered in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with Policy TR4 of the adopted Chorley Borough Local Plan Review.

3. That part of the access extending from the kerb line/edge of carriageway for a minimum distance of 5 metres into the site shall be paved in permanent construction, in accordance with details to be first approved in writing by the Local Planning Authority, before the access is used for vehicular purposes.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

4. All floor levels shall be set at a minimum of 41 metres (AOD). Ground levels should not be raised adjacent to the brook in order to ensure the flood flow path is retained.

Reason: To reduce the danger to intended occupants of the buildings from potential flooding.

5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no extension to the dwellings, outbuildings, or other works permitted by Schedule 2, Part 1, Class A, B, C, D or E shall be constructed or erected without express planning permission first being obtained (other than those expressly authorized by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

7. The site shall be drained on separate systems for foul and surface water, and no surface water shall enter the foul water system.

Reason: To ensure a satisfactory means of drainage in accordance with Policy Nos. EP17 of the adopted Chorley Borough Local Plan Review.

8. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

9. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

10. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

11. All windows in the south elevation of the first floor of the dwelling on plot 2 (shown as a bathroom on the approved plans), shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

12. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, or as subsequently agreed in writing by the local planning authority, shall be inserted or constructed at any time at first floor level or above in the south elevation of the dwelling on plot 2 hereby permitted.

Reason: To protect the amenities and privacy of the properties on Park Avenue.

13. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

14. All planting, seeding or turfing comprised in the approved details of landscaping as shown on the submitted plans shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

15. The garages hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, including the parking of cars. The garage shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review

(k) B8:07/00499/OUT - Land 20M North East of 35 - 37, Chorley Road, Heath Charnock

Application No: 07/00499/OUT
Proposal: Outline application for the erection of one bungalow
Location: Land 20m North East of 35 – 37, Chorley Road, Heath Charnock

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Ralph Snape, and subsequently **RESOLVED to grant outline planning permission subject to a legal agreement and the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced, full details of the following reserved matters, design, external appearance and landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

(I) B9:07/00500/FUL - 352, Preston Road, Clayton-Le-Woods

Application No: 07/00500/FUL
Proposal: Demolition of existing buildings, removal of trees and the erection of eight dwellings
Location: 352, Preston Road, Clayton-Le-Woods, Chorley
Decision:

It was proposed by Councillor Henry Counce, seconded by Councillor David Dickinson, and subsequently **RESOLVED to grant planning permission subject to a legal agreement and the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the submitted plans, as amended on 4th July 2007.

Reason: To define the permission and ensure a satisfactory form of development.

3. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

5. No development shall take place until a plan and section of the access into the site from the A6 Preston Road indicating a 12 metre long stretch of highway at less than 5% gradient has been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be

commenced until the junction has been constructed in accordance with the approved plan.

Reason: To ensure that the development has a safe access onto the public highway and to comply with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

6. Notwithstanding the submitted plan, the hedge along the perimeter of the site adjacent to the A6 Preston Road shall be retained, except for the necessary access into the site and visibility splays. The existing access into the site shall be closed and the perimeter hedge extended by planting across it.

Reason: In the interests of the visual amenity of the area and to comply with Policy EP9 of the Adopted Chorley Borough Local Plan Review.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

8. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

9. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

(m) B10:07/00521/CB3 - Hic Bibi Nature Reserve, Hic Bibi Lane, Coppull

Application No: 07/00521/CB3
Proposal: Creation of three new ponds, 5 hectares of species rich grassland and various other improvements to nature reserve
Location: Hic Bibi Nature Reserve, Hic Bibi Lane, Coppull
Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Dennis Edgerley and subsequently **RESOLVED to grant planning permission subject to the following conditions:**

1. Once the site works are complete, an ecological management plan for the new and existing ponds and grasslands shall be prepared not later than the end of 2008 and submitted to and approved in writing by the Local Planning Authority.

Reason: to secure the proper management of the reserve and to comply with Policy EP2 of the Adopted Chorley Borough Local Plan Review.

2. The works to the ponds shall be carried in accordance with the Great Crested Newt Conservation Licence Application Method Statement.

Reason: To ensure the proper development of the site and secure the habitat of the protected species in accordance with Policy EP2 of the Adopted Chorley Borough Local Plan Review.

3. No works shall be carried out during the bird breeding season (March to July inclusive).

Reason: To prevent any adverse impact on nesting birds which the habitats on site support.

4. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

(n) **B11:07/00563/OUT - Land South of 1, Springs Road, Chorley**

(The application had been deferred at a previous meeting to allow the Committee members to visit the site)

Application No: 07/00563/OUT
Proposal: Outline application for the erection of 1 no detached house max height to ridge 9m
Location: Land South of 1, Springs Road, Chorley
Decision:
It was proposed by Councillor Dennis Edgerley, seconded by Councillor Ken Ball to refuse planning permission.

An amendment to the motion was proposed by Councillor Ralph Snape, seconded by Councillor E Smith, and subsequently **RESOLVED (6:2) to grant planning permission subject to a legal agreement and the following conditions:**

1. Before the development hereby permitted is first commenced, full details of all reserved matters (namely the design, external appearance of the building and the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

2. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
2007/07/01A	18 th June 2007	Site Plan and Section
2007/07/07	14 th May 2007	Site Plan

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

3. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

4. An application for approval of the reserved matters must be made to the Council before the expiration of two years from the date of this permission and the development hereby permitted must be begun either before the expiration of three years from the date of this permission, or before the expiration of one year from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

6. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

7. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

8. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

9. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

(o) **B12:07/00626/FUL - Rodger Bank, Gough Lane, Clayton Brook, Bamber Bridge**

Application No: 07/00626/FUL
Proposal: Demolish existing dwelling and erect 6 no. 2.5 storey dwellings and a 2.5 storey apartment block comprising 2 no. 2 bedroomed and 1 no. 1 bedroomed apartments and the provision for 15 car parking spaces

Location: Rodger Bank, Gough Lane, Clayton Brook, Bamber Bridge

Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor David Dickinson, and subsequently **RESOLVED to grant planning permission subject to a legal agreement and the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

5. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

7. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

8. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

9. No development shall take place until a desktop study in order to identify any potential sources of land contamination associated with the development has been carried out and approved in writing by the Local Planning Authority. If the potential for contamination is confirmed further studies by the developer to assess the risks and identify and appraise the options for remediation will be required. Reason: To protect the environment and to prevent harm to human health by ensuring that the land is remediated to an appropriate standard in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS23: Planning and Pollution Control

10. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company. Reason: To ensure the satisfactory management of the private driveway and refuse storage/ collection at the site and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

11. Prior to the commencement of the development full details of the proposed bin storage area shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans. Reason: To ensure the adequate provision of refuse storage on the site and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

(p) B13:07/00657/FUL - 119, School Lane, Brinscall

Application No: 07/00657/FUL
Proposal: Proposed conversion of dwelling into three dwellings with two storey rear extension
Location: 119, School Lane, Brinscall

Decision:
It was proposed by Councillor Dennis Edgerley, seconded by Councillor Ken Ball, and subsequently **RESOLVED to grant planning permission subject to a legal agreement and the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. No dwelling hereby permitted shall be occupied until the driveways and dropped kerbs which provide access to the site from the public highway has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

5. That part of the access extending from the kerb line/edge of carriageway for a minimum distance of 5 metres into the site shall be paved in permanent construction, in accordance with details to be first approved in writing by the Local Planning Authority, before the access is used for vehicular purposes.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in the interests of highway safety. In accordance with Policies No HS4 and TR4 of the Adopted Chorley Borough Local Plan Review.

07.DC.89 PROPOSED CONFIRMATION OF TREE PRESERVATION ORDERS

The Committee were requested to confirm four Tree Preservation Orders in respect of no objections being lost.

RESOLVED – That the following Tree Preservation Orders be formally confirmed:

TPO No. 4 (Euxton) 2006
TPO No. 7 (Adlington) 2006
TPO No. 9 (Rivington) 2006
TPO No. 1 (Chorley) 2007

07.DC.90 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Director of Development and Regeneration giving notification of the lodging of two appeals against the refusal of planning permission and two appeals that had been allowed. The report also gave notification of the lodging of one enforcement appeal and three appeals that had been granted by the Planning Inspectorate.

RESOLVED – That the report be noted.

07.DC.91 DELEGATED DECISIONS DETERMINED BY THE DIRECTOR OF DEVELOPMENT AND REGENERATION, THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received for information, a table listing a number of planning applications for Category 'B' developments proposals which had or were intended to be, determined by the Chief Officer under the adopted scheme of delegations, following consultation with the Chair and Vice Chair of the Committee.

RESOLVED – That the report be noted.

07.DC.92 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 7 JUNE AND 3 JULY 2007

The Committee received for information a schedule listing the remainder of the planning applications that had been determined by the Director of Development and Regeneration under delegated powers between 7 June and 3 July 2007.

RESOLVED – That the report be noted.

07.DC.93 PLANNING TRAINING

The Director of Development and Regeneration advised Members of the Committee that training relating to planning matters would shortly be available.

RESOLVED – That a letter would be sent to all Members of Development Control Committee advising them of the forthcoming planning training sessions.

Chair