

Development Control Committee

Tuesday, 27 September 2005

Present: Councillor A Lowe (Chair), Councillors Bedford, Bell, Brownlee, Caunce, Culshaw, Davies, D Dickinson, Edgerley, T Gray, Heaton, Miss Iddon, R Lees, Malpas, Miss Molyneaux, Morgan, Russell, S Smith, Mrs J Snape and Snow

05.DC.23 WELCOME TO OFFICER

The Chair welcomed Rosaleen Brown, Solicitor from Legal Services who was attending her first meeting of the Committee.

05.DC.24 CONDOLENCES

On behalf of the Committee, the Chair expressed sympathy to Councillor Birchall on the death of his mother.

05.DC.25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Birchall, Brown, D Gee, Livesey, Parr and Whittaker.

05.DC.26 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 Member declared a respective interest in relation to the Planning Application listed below, which were included on the meeting's agenda for determination.

Councillor David Dickinson – Item 5, A.1:Planning Application 05/00366/FULMAJ.

05.DC.27 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 30 August 2005 be confirmed as a correct record and signed by the Chair.

05.DC.28 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Head of Planning Services giving notification of the lodging of appeals against the refusal of planning permission for one development, one appeal that had been withdrawn, one appeal that had been allowed and notification of two instances where planning permission had been granted by the Lancashire County Council.

RESOLVED – That the report be noted.

05.DC.29 PLANNING APPLICATIONS AWAITING DECISION

The Head of Planning Services submitted reports on a number of planning applications to be determined by the Committee.

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

(Councillor David Dickinson declared an interest in the following application and left the meeting during the discussion and voting on the proposal).

Application No: 05/00366/FULMAJ
Proposal: Construction of 9 hole golf course, two fishing lakes and two ancillary buildings for use as a clubhouse and machinery/maintenance store.
Location: Moss Side Farm, Bury Lane, Withnell, Chorley, Lancashire.

RESOLVED: that permission be granted (subject to Section 106) and the following conditions:

1. The approved plans are:

Plan Ref.	Received On:	Title:
3/08/05	11/08/05	Elevations / Plan – Facilities Building
29/06/05	11/08/05	Equipment Store
	4/04/05	Site Location Plan
01/06	5/07/05	Landscaping Information
	6/05/05	Site Access Detail – Bury Lane
07/01	23/05/05	Levels / Contours Plan
08&03	21/06/05	Areas of Cut & Fill
10/02	4/04/05	Fishing Lake Details
11/02	4/04/05	Sections – Fishing Lakes
5/0	11/08/05	Drainage Details
	22/09/05	Passing Place Details
11/02	21/06/05	Bunker Construction Details
16	21/06/05	Car Park Details
09/02	21/06/05	Lake Details / Connecting Stream
20C	21/06/05	Layout Area of Buildings
19A	21/06/05	Site Sections ; A / B
19B	21/06/05	Site Sections : C / D / E
R1	21/06/05	Site Master Plan (Simplified)
20B	21/06/05	Example of hole construction
20A	21/06/05	Example of hole construction

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

2. That prior to the commencement of any development works on site, the applicant / developer shall undertake an ecological survey of the application site to establish the existence or not of any important flora, fauna or other habitats on site. The requisite information shall be presented in an ecological management plan which shall identify any measures of mitigation and enhancement of the ecology of the site over a five year period that the Plan ought to cover.

Reason: *In the interests of maintaining and improving ecological interests on the site and to accord with policies EP5 and EP10 of the Adopted Chorley Borough Local Plan Review.*

3. Prior to the commencement of any development works on site, the applicant / developer shall submit a timetable for the works involved in the construction of the golf course hereby permitted. There shall be no significant construction works undertaken on site, unless otherwise agreed with the Local Planning Authority, during the period of March to July which constitutes the bird breeding season.

Reason: To ensure that there is a recognised formulated basis upon which to undertake the approved development and to avoid conflict with nature conservation interests on site; to accord with the provisions of policy EP10 of the Adopted Local Plan Review.

4. As a part of the construction of the golf course there shall be no exportation of earth or top soil from the site, while the only importation of bulk material shall be that identified in the application submissions in respect of 1764 cubic metres of clean stone for the purposes of improving site drainage. There shall be no importation of any waste material to the site either in addition to the stone identified or in lieu of it. The importation of the stone to the site shall be as submitted in sub section 4 of the letter of Michael Cunningham Planning in that no more than 1 lorry load per day shall be delivered to site via either the Bury Lane or Bolton Road accesses to the site

Reason: To ensure that the Local Planning Authority are able to maintain control over the construction of the golf course; importation of waste material to the site or increased traffic movements to import bulk material beyond the specified level would need to be considered further by the Local Planning Authority; also to accord with policy LT 12 of the Adopted Local Plan Review .

5. 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 10 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.

6. The re-grading of the land shall be undertaken in accordance with the approved plans identified in condition no.2, but shall also be the subject of on-going monitoring on site with the Local Planning Authority; as such, the applicant / developer shall identify to the Local Planning Authority the precise date upon which the course shall be sculptured to meet the form prescribed.

Reason: To ensure a satisfactory visual appearance in this open countryside situation and to accord with policy LT12 of the Adopted Chorley Borough Local Plan Review.

7. Before the use of the site hereby permitted is first commenced, full details of facilities to be provided for the cleaning of the

wheels of vehicles leaving the site shall be submitted to and approved in writing by the Local Planning Authority. The wheel wash facility shall be provided, in accordance with the approved details, before the use of the site hereby permitted is first commenced and thereafter retained at all times during operation of the site.

Reason: To prevent the tracking of mud and/or the deposit of loose material upon the highway, in the interests of public safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

8. That prior to the commencement of any building works, a composite drainage scheme shall be submitted for the approval of the Local Planning Authority to cover all eventualities of surface water run off from the site.

Reason: To ensure adequate provision for surface water run off from the site and to accord with policy LT12 of the Adopted Chorley Borough Local Plan Review.

9. 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.

10. A scheme shall be submitted to the Local Planning Authority for approval, prior to the first opening of the golf course, for the maintenance and identification of the public footpaths crossing the site and the precise nature for notification to their users in terms of on course signage and hole crossing points being demarked by the availability of audible announcement to users.

Reason: In the interests of safeguarding public footpaths crossing the approved course and to accord with policy LT12 of the Adopted Chorley Borough Local Plan Review.

11. The existing site access to the application site from Bolton Road shall be permanently closed following the construction of the golf course and prior to the first opening of the course to the general public. The measures to undertake this shall be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with the provisions of policy LT21 of the Adopted Chorley Borough Local Plan Review .

12. Before the golf course hereby approved is first used by the general public, the car park and vehicle manoeuvring areas shall be surfaced in accordance with the approved plan, drained and made available for use. 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.

13. That prior to the first use of the golf course by the public, the improved scheme for passing places along the site access road from Bury Lane shall be implemented in accordance with the approved plan.

Reason: In the interests of adequate traffic management in and out of the site, and to accord with the provisions of policy LT12 of the Adopted Chorley Borough Local Plan Review.

14. Prior to the first opening of the golf course to the public, the first ten metres of the access road to the site from Bury Lane shall be hardsurfaced in a material to be agreed with the Local Planning Authority.

Reason: In the interests of highway safety at the site junction and to accord with policy LT12 of the Adopted Chorley Borough Local Plan Review.

15. That notwithstanding the provisions of the approved site plan, the positioning of the proposed ball trap fencing together with its height and colour, shall be agreed in writing with the Local Planning Authority and thereafter only implemented in accordance with the agreed details.

Reason: In the interests of visual amenity in the locality and to accord with the provisions of policy LT12 of the Adopted Chorley Borough Local Plan Review.

16. There shall be no floodlighting of the course or any external illumination of the approved buildings.

Reason: In the interests of visual amenity in this open countryside location and to accord with policy LT12 of the Adopted Chorley Borough Local Plan Review.

17. The facilities building hereby approved shall be used as a golfers changing area and rest facilities for golfers and fishermen. Ancillary to this main use, there shall be a combined cafe area and golf and fishing tackle shop for users of the facilities on site. The cafe shall only provide snack facilities and not multi course meals, and shall not be available to the general public not using leisure facilities at the golf course / fishing lakes. The cafe shall not be open beyond the opening hours to the course itself. The shop facilities shall not be open to the public as a general retail outlet.

Reason: To enable the Local Planning Authority to retain control over the use of this facility; usage beyond those playing golf or fishing may be inappropriate in terms of leisure uses appropriate in the Green Belt and the impact of such usage would have to be considered separately by the Local Planning Authority; also to accord with the provisions with policies LT12, DC1 and SP8 of the Adopted Chorley Borough Local Plan Review.

Application No: 05/00674/FULMAJ
Proposal The erection of 16 residential units including optional conservatory positions with associated roads and drainage
Location Land To The North Of Northenden Road With Access Off Moss Bank Coppull Chorley Lancashire
Applicant Persimmon Homes (Lancashire) Ltd

RESOLVED that the application be refused for the following reasons:

1. The proposal, by virtue of the net increase to the current identified figure of total allocations and permissions available in Chorley Borough in the Housing Land Availability Survey as at April 2005, would further contribute to an oversupply of housing in the Borough contrary to Policy 12 of the Adopted Joint Lancashire Structure Plan which identifies the provision made for the number of new dwellings within the Lancashire Boroughs.

2. The proposal as submitted is contrary to the provisions of Policy 5 of the Joint Lancashire Structure Plan which supports rural or urban regeneration by meeting an identified local need for housing in the relevant demographic location. In the scope of this application, no such case has been presented and none of the proposed housing is affordable housing or is for another specific need of the local community.

Application No: 05/00739/REMMAJ
Proposal Erection of 36 no. one and two bedroom apartments (Barratt iPad Homes) on 0.4ha of land together with associated parking,
Location Land To The North Of Primary Distributor Road Royal Ordnance Site Including Land Between Dawson Lne And Euxton Lne Euxton Lane Euxton Lancashire
Applicant Barratt Homes Ltd

The application was withdrawn

Application No: 05/00478/FUL
Proposal Retrospective application for single storey rear extension, conversion of garage to living accommodation and single storey front extensions,
Location 38 Well Orchard Clayton-Le-Woods Lancashire PR5 8HJ
Applicant Mr Hardicker

RESOLVED: that the application be refused for the following reasons:

1. The front porch is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by reason of its design and external appearance. The porch is poorly related visually to the

existing dwelling, of poor design and unacceptable scale hence it has resulted in detrimental harm to the character and appearance of the street scene and the applicant's property.

2. The rear extension is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by its size and siting in relation to neighbouring property. The proposed extension has a detrimental effect on the amenities, which the occupiers of the neighbouring property could reasonably expect to enjoy, in particular due to loss of light, overbearing impact and overshadowing.

3. Acceptance of the porch and the increase in height of the roof above the rear extension would make it difficult for the Council to resist similar extensions and alterations to neighbouring dwellings resulting in a gradual erosion of the character and appearance of the locality contrary to the House Extension Design Guidelines and Policy Nos. HS9 and GN5 of the Adopted Chorley Borough Local Plan Review.

Application No: 05/00518/FUL
Proposal Enlargement to existing pond (retrospective)
Location Oakfields 197 Runshaw Lane Euxton Chorley
Lancashire
Applicant Mr And Mrs Parr

RESOLVED: that permission be granted subject to the following conditions:

1. Before any works commence, full details of the system to prevent flooding to be incorporated into the pond shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent flooding in line with Policy EP19 of the Adopted Chorley Borough Local Plan Review.

2. Within 3 months of the date of the planning permission hereby approved the spoil/infill material previously spread over the land shall be removed and the land restored to its previous level. Spoil/infill material shall only be placed in the designated areas as shown on the amended plans received 25th August 2005. Details of the distribution of the spoil shall be agreed in writing with the Local Planning Authority prior to the commencement of any development. All works that are undertaken on site shall be strictly in accordance with those approved details.

Reason: To prevent flooding in accordance with Policy EP19 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 completion of the development, 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 be carried out in accordance with the amended plan(s), received on 25th August 2005
Reason: To define the permission and ensure a satisfactory form of development.

Application No: 05/00569/FUL
Proposal Demolish existing bungalow and construct a two storey house with detached double garage and workshop and associated external works,
Location Croftlands 34 Grape Lane Croston Lancashire PR26 9HB
Applicant Mr Thompson

It was moved by Councillor Iddon. Seconded by Councillor Edgerley and subsequently **RESOLVED (12:4) that the decision would be deferred until after a site visit had taken place.**

Application No: 05/00738/COU
Proposal Change of use of dwelling house to offices to be used for financial advice business (Use Class B1),
Location 5 Cyclamen Close Clayton-Le-Woods Lancashire PR25 5LW
Applicant Mr M W Halstead

RESOLVED: That permission be granted subject to the following conditions:

1. The premises shall be used as offices in connection with a financial advice business and for no other purpose (including any other purpose in Part B Class B1 to the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).
Reason: To protect the amenities of local residents and in accordance with Policy Nos. EP7 and EM2 of the Adopted Chorley Borough Local Plan Review.

2. The use hereby permitted shall be restricted to the hours between 8:00am and 6:00pm on weekdays only.

Reason: To safeguard the amenities of local residents and in accordance with Policy No. EM7 of the Adopted Chorley Borough Local Plan Review.

3. No more than four staff shall be employed in the offices at any one time and staff vehicles shall only be parked on the driveway of the premises.

Reason: To protect the amenities of the adjacent residents and the residential character of the area and in accordance with Policy No. EM7 of the Adopted Chorley Borough Local Plan Review.

Application No: 05/00800/FUL
Proposal Resiting of proposed dwelling,
Location 97 Rawlinson Lane Heath Charnock Lancashire
PR7 4DE
Applicant Mr And Mrs Kirkman

RESOLVED: that permission be granted subject to the following conditions:

1. 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.

2. 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.

3. 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.

4. 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 Nos. GN5, DC8A and HS4 of the Adopted Chorley Borough Local Plan Review.

Application No:	05/00827/FUL
Proposal	Demolish existing single storey shop and construct replacement two storey structure with retail on the ground floor and ancillary offices on the 1st floor
Location	The Cottage Garden 74A Station Road Croston Lancashire PR26 9RN
Applicant	Mr Jason Hughes

RESOLVED: That permission be granted subject to the following conditions:

1. All windows in the building's rear (west) elevation shall be fitted with obscure glass in accordance with a scheme to be submitted to and approved by the Local Planning Authority 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.

2. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on 22nd September 2005. Reason: To define the permission and ensure a satisfactory form of development.

3. The first floor office hereby permitted shall be occupied and used only in conjunction and ancillary to the ground floor shop and shall not be used as a separate unit. Reason: To define the permission and in the interests of the visual amenities and character of the area and in accordance with SP6 of the Adopted Chorley Borough Local Plan Review.

4. 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 or other openings, unless subsequently agreed in writing by the local planning authority, shall be inserted in the north elevation of the building hereby permitted. Reason: To protect the amenities and privacy of the neighbouring properties.

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 match those on an adjoining building and in accordance with Policy No. GN5 of the adopted Chorley Borough Local Plan Review.*

05.DC.30 A REPORT OF THE HEAD OF PLANNING SERVICES ON SELECTED CASES DETERMINED FOLLOWING CONSULTATION WITH THE CHAIR AND VICE-CHAIRMAN OF THE COMMITTEE IS ENCLOSED.

The Committee received for information, reports by the Head of Planning Services on the following former category 'B' development 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-Chairman of the Committee.

Application No: 05/00780/FUL
Proposal: Road level parking spaces with under storage access from lower garden.
Location: Land diagonally opposite 22 Viaduct Road, Hoghton, Lancashire PR5 0SE
Decision: Permission

Application No: 05/00794/COU
Proposal: Change of use from A1 (shop) to A4 (wine bar).
Location: Shop Unit 12, The Carrington Centre, New Mill Street, Ecclestone, Lancashire
Decision: Approval

RESOLVED – That the report be noted.

05.DC.31 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 18 AUGUST AND 14 SEPTEMBER 2005 IS ENCLOSED.

The Head of Planning Services presented, for members' information, a schedule listing the remainder of the planning applications which had been determined by the Chief Officer under his delegated powers between 18 August and 14 September 2005.

RESOLVED – That the schedule be noted.

05.DC.32 ENFORCEMENT REPORT ON 38 WELL ORCHARD, CLAYTON-LE-WOODS

The Head of Planning Services submitted a report seeking the Committee's instructions in respect of the instigation of enforcement action to secure the removal of a front porch at 38 Well Orchard, Clayton-Le-Woods, in the light of the Committee's earlier decision to refuse retrospective planning permission for the single storey rear extension conversion of garage to living accommodation and single storey front extension.

RESOLVED:

1. That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of development not built in accordance with approved plans.
2. That the Director of Legal Services be authorised to issue an Enforcement Notice in the following terms:

Requirements of the Enforcement Notice

1. Demolish the front porch and removal all materials from the site and make good the roof.
2. Reduce the height of the roof above the rear extension in line with the plans approved by 9/00/00027/FUL, a copy of which is enclosed.

Period for Compliance

3 months

Reasons

1. The front porch is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by reason of its design and external appearance. The porch is poorly related visually to the existing dwelling, of poor design and unacceptable scale hence it has resulted in detrimental harm to the character and appearance of the street scene and the applicant's property.
2. The rear extension is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by its size and siting in relation to neighbouring property. The proposed extension has a detrimental effect on the amenities, which the occupiers of the neighbouring property could reasonably expect to enjoy, in particular due to loss of light, overbearing impact and overshadowing.
3. Acceptance of the porch and the increase in height of the roof above the rear extension would make it difficult for the Council to resist similar extensions and alterations to neighbouring dwellings resulting in a gradual erosion of the character and appearance of the locality contrary to the House Extension Design Guidelines and Policy Nos. HS9 and GN5 of the Adopted Chorley Borough Local Plan Review.

05.DC.33 REPORT ON APPEAL DECISION AT PIKE VIEW FARM, NEW ROAD, ANDERTON

The Committee received a report of the Head of Planning Services informing the Committee on the details of the appeal decision relating to planning application 05/00164/FUL erection of replacement dwelling, Pike View Farm, New Road, Anderton.

The Committee discussed the report and noted the difficulties in policing the rolling period of ten years in relation to certificates of lawfulness.

RESOLVED:

1. **That the report be noted.**
2. **That a letter be sent to the Local Government Association highlighting the difficulties in policing the rolling period of ten years in relation to certificates of lawfulness.**

05.DC.34 HEAD OF PLANNING SERVICES

The Chair advised the Committee that Mr Alan Croston (Head of Planning Services), who was present at the meeting, would be leaving the Authority after 31 years service.

The Chair and the Committee thanked Mr Croston for his professional approach and dedicated service and extended best wishes for the future.

Chair