

# Development Control Committee

**Tuesday, 6 September 2011**

**Present:** Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair) and Councillors Henry Caunce, David Dickinson, Dennis Edgerley, Christopher France, Marie Gray, Alison Hansford, Hasina Khan, Paul Leadbetter, Roy Lees, June Molyneaux and Mick Muncaster

**Substitutes:** Councillor Alistair Bradley

**Officers in attendance:** Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Nicola Hopkins (Principal Planning Officer (Major Projects)) and Cathryn Filbin (Democratic and Member Services Officer)

**Also in attendance:** Councillor Pat Case CBE, and Councillor Mark Perks

## **11.DC.87 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Ken Ball and Matthew Crow.

## **11.DC.88 MINUTES**

**RESOLVED – That the minutes of the Development Control Committee on 9 August 2011 be confirmed as a correct record and signed by the Chair.**

## **11.DC.89 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, Councillor Christopher France declared a prejudicial interest in relation to the agenda item 4(e) 11/00437/FUL – Matrix Dental Laboratory, 87 School Lane, Brinscall, Chorley and left the meeting for the duration of that item.

Councillor Alison Hansford informed the meeting that she had met with residents/applicants on the following planning applications:

- 11/00437/FUL – Matrix Dental Laboratory, 87 School Lane, Brinscall, Chorley
- 11/00635/FUL – Golden Lion Hotel, 369 Blackburn Road, Higher Wheelton Chorley.

## **11.DC.90 PLANNING APPLICATIONS TO BE DETERMINED**

The Director of Partnerships, Planning and Policy submitted reports on eight applications for planning permission to be determined.

In considering the applications, the Committee took into account the agenda reports, the addendum, and the verbal representations or submissions provided by officers and individuals.

- a) **Application:** 11/00484/COU - Heath Paddock Hut Lane, Heath Charnock, Chorley **Proposal:** Change of use of land for the siting of 2 static caravans and 4 touring caravans for residential use, the storage of 2 touring caravans when not in use for working away, retention of double utility block, the provision of double stable block, retention of reduced area of hard surface for exercising horses, retention of hard standing for 3 vehicles plus horse box trailer to north of site and provision of new hard standing for 3 vehicles plus horse box trailer together with retention of existing..

**RESOLVED (unanimously) – That Members of the Committee were minded to refuse the outline planning application for the reasons outlined in the addendum.**

- b) **Application:** 11/00053/FULMAJ - Land 200m South West of Whinney Cottage, 4 Whinney Lane, Euxton, Chorley **Proposal:** Change of use of agricultural land, involving levelling the site and drainage, to create 6 playing pitches, changing pavilion, 90 space car park and new access with associated roadway.

**RESOLVED (10:0:4) – To refuse planning permission for the reason detailed in the report.**

- c) **Application:** 11/00466/FUL - Go Ape, Rivington Lane, Rivington, Bolton **Proposal:** Retrospective application for the building up (raising) and enlargement of two zipwire landing sites at Go Ape course (landing area for site 2 located near site 3, and landing area for site 3 located near site 4).

**RESOLVED (11:0:3) – To grant retrospective planning permission subject to a condition detailed in the report.**

- d) **Application:** 11/00574/OUT - Balshaw Villa, Balshaw Lane, Euxton, Chorley **Proposal:** Outline application for the erection of 2 no. two storey detached dwellings and provision of public greenspace in place of private garden (all matters reserved apart for access)

**RESOLVED (unanimously) – To refuse planning permission for the reasons detailed within the report.**

- e) **Application:** 11/00437/FUL - Matrix Dental Laboratory, 87 School Lane, Brinscall, Chorley **Proposal:** Application to vary condition no. 5 of planning permission no. 10/00901/FUL (which permitted the use of the property as a dental laboratory) to enable the hours of the dental laboratory to be 8am to 8pm Monday to Friday only.

**RESOLVED (11:0:1) – To grant planning permission subject to a condition detailed within the report and the additional condition request by Members of the Committee at the meeting which are as follows:**

1. **There shall be no deliveries or visits made to the Dental Lab by service vehicles between the hours of 08:30am and 09:30am and between the hours of 15:30pm and 16:30pm.**

**Reasons: In the interests of highway safety, the amenities of local residents and in accordance with Policy Nos. EM2 and TR4 of the Adopted Chorley Borough Local Plan Review.**

2. Within 3 months of the date of this permission hereby granted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of the 'Staff Parking Policy' and measures to reduce the staff reliance on their cars by promoting sustainable transport. Once agreed in writing, the Travel Plan shall be maintained throughout the lifetime of the development and to the satisfaction of the Local Planning Authority.

**Reasons: To address this specific local traffic problem associated with this application and to comply with saved Policy TR4 of the Chorley Local Plan Review.**

- f) **Application:** 11/00635/FUL - Golden Lion Hotel, 369 Blackburn Road, Higher Wheelton, Chorley **Proposal:** Erection of 2 no. 3 bedroom detached dwellings on part of the existing car park belonging to the Golden Lion Public House.

**RESOLVED (12:0:1) – To defer a decision on the application to allow Members of the Committee to visit the site of the proposals.**

- g) **Application:** 11/00480/FULMAJ - Burrows (Grass Machinery) Ltd, Wigan Road, Clayton-le-Woods, Leyland **Proposal:** Demolition of Burrows Grass Machinery and removal of car sales forecourt and demolition of The New Bungalow and erection of 13 no. detached two storey dwellings and associated infrastructure.

**RESOLVED (unanimously) – To grant planning permission subject to a Section 106 legal agreement and conditions detailed within the report.**

- h) **Application:** 11/00494/FULMAJ - Land between Froom Street/Crosse Hall Lane, Chorley (report enclosed) **Proposal:** Erection of 23 dwellings (amendment to layout, design, landscaping and external appearance approval as part of planning approval 02/00680/REMMAJ and 07/01051/FULMAJ)

**RESOLVED (unanimously) – To grant planning permission subject to a Section 106 legal agreement and conditions as detailed within the report and additional conditions within the addendum.**

## 11.DC.91 PLANNING APPEALS AND NOTIFICATIONS

The Director of Partnerships, Planning and Policy submitted a report giving notification of an appeal that had been lodged against the refusal of planning permission, and one application granted by Lancashire County Council.

**RESOLVED – That the report be noted.**

Chair