

# Development Control Committee

**Tuesday, 4 October 2011**

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

**Officers in attendance:** Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Matthew Banks (Planning Assistant), Alex Jackson (Senior Lawyer) and Cathryn Filbin (Democratic and Member Services Officer)

**Also in attendance:** Councillor Ralph Snape

## **11.DC.96 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Ken Ball and Alison Hansford.

Councillor Harold Heaton welcomed Councillor Dave Rogerson to his first meeting of the Development Control Committee. Councillor Rogerson replaced Councillor Matthew Crow at the Council meeting on 27 September 2011.

## **11.DC.97 MINUTES**

**RESOLVED – That the minutes of the Development Control Committee on 6 September 2011 and 15 September 2011 be confirmed as a correct record and signed by the Chair.**

## **11.DC.98 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 Councillors each declared a prejudicial interest in the agenda items indicated, and withdrew from the meeting for the duration of the item taking no part in the discussion or subsequent vote:

Councillors	Item
David Dickinson	4c 11/00667/FULMAJ
Harold Heaton	4e 11/00581/COU
Paul Leadbetter	4e 11/00581/COU

## **11.DC.99 PLANNING APPLICATIONS TO BE DETERMINED**

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

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

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

**RESOLVED (12:0:1) – That planning permission be granted subject to an associated Section 106 Agreement and the conditions detailed in the report and addendum.**

- b) **Application:** 11/00636/FULMAJ - Mawdesleys Eating House and Hotel, Hall Lane, Mawdesley. **Proposal:** Demolition of restaurant and hotel buildings and erection of care home.

**RESOLVED (unanimously) – That planning permission be granted subject to the conditions detailed in the report.**

(At this point Councillor David Dickinson declared a prejudicial interest and withdrew from the meeting for the duration of the item.)

- c) **Application:** 11/00667/FULMAJ - Moss Side Farm, Bury Lane, Withnell, Chorley. **Proposal:** Erection of a 26 bed accommodation unit extension to existing club house and function facility.

**RESOLVED (6:5:1) –**

- 1. That the Director of Partnerships, Planning and Policy notify the Secretary of State that the Committee was minded to approve the application, subject to the conditions listed in the report.**
- 2. If the Secretary of State was minded not to call in the application, then authority be delegated to the Director of Partnerships, Planning and Policy, in consultation with the Chair of the Development Control Committee, to issue a decision notice of approval for the respective elements of the proposal, subject to the conditions in the report.**
- 3. That the Director of Partnerships, Planning and Policy further advise the Development Control Committee whether the Secretary of State wished to consider the matter himself.**

- d) **Application:** 11/00225/FUL - Land formerly Radburn Works, Sandy Lane, Clayton-le-Woods, Chorley. **Proposal:** Section 73 application to vary condition 14 of planning permission 10/00115/REMMAJ by amending the highway improvement works on Radburn Bridge.

**RESOLVED (unanimously) – That planning permission to formally vary condition 14 of the reserved matters approval for planning application 10/00115/REMMAJ be granted subject to the conditions detailed in the report.**

(At this point Councillors Harold Heaton and Paul Leadbetter each declared a prejudicial interest in the following item and withdrew from the meeting for the duration of the item. Councillor Geoffrey Russell took the Chair.)

- e) **Application:** 11/00581/COU - **Proposal:** Change of use of existing building Lancaster House Farm, Preston Road, Charnock Richard, Chorley. from agricultural use to fencing and garden furniture workshop.

**RESOLVED (unanimously) – That retrospective planning permission be granted subject to the conditions detailed in the report and the additional condition and amended conditions detailed in the addendum.**

#### **11.DC.100 ENFORCEMENT ITEM - 7 GLAMIS DRIVE, CHORLEY**

The Committee received a report from the Director of Partnerships, Planning and Policy asking Members of the Committee to consider whether it was expedient to serve an enforcement notice in respect of the erection of timber close boarded fencing which was erected without planning permission.

**RESOLVED (unanimously) – That it was expedient to issue an enforcement notice to secure the removal of the unauthorised development for the reasons stated in the report.**

#### **11.DC.101 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 two planning appeals that had been dismissed by the Planning Inspectorate.

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

#### **11.DC.102 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT**

The Head of Planning informed Members of the Committee, that the enforcement report in respect of Go Ape Rivington, due to be included on the agenda for this meeting, seeking approval to take enforcement action to secure a car parking area as shown on the approved plans (05/00553/FUL) would instead be included on the agenda for the Development Control Committee scheduled for the 3 November 2011.

Go Ape was in the process of consulting the Parish Council and other interested parties on various parking schemes. For that reason it was not felt prudent to ask Members of the Committee to approve the issue of enforcement notice while the consultation was ongoing.

Members of the Committee were reassured that if sufficient progress had not been made within the next few weeks an enforcement report would be presented at the next Development Control Committee for determination.

Chair