

Development Control Committee

Tuesday, 4 September 2012

Present: Councillor Paul Walmsley (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Ken Ball, Henry Counce, Jean Cronshaw, John Dalton, David Dickinson, Dennis Edgerley, Christopher France, Danny Gee, Harold Heaton, Steve Holgate, Roy Lees and Greg Morgan

Substitutes: Councillor Mick Muncaster

Officers in attendance: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Hannah Roper (Principle Planner), Robert Rimmer (Business Support Team Leader) and Cathryn Filbin (Democratic and Member Services Officer)

Also in attendance: Councillors Kim Snape, Alison Hansford and Paul Leadbetter

12.DC.198 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Geoffrey Russell. Councillor Michael Muncaster attended the meeting as Councillor Russell substitute.

12.DC.199 MINUTES

RESOLVED - That the minutes of the Development Control Committee held on 7 August 2012 be confirmed as a correct record and signed by the Chair.

12.DC.200 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest.

12.DC.201 PLANNING APPLICATIONS TO BE DETERMINED

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

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

Due to technical difficulties that had occurred, Members were asked to consider the decisions subject to any new substantive objections received on the day of this Committee being referred to the Chair and Vice Chair for consideration.

- a) **Application:** 12/00296/FUL - Hall O'The Hill Farm, Chorley Road, Heath Charnock, Chorley **Proposal:** Installation of two 11kW wind turbines (18.3m to hub height and 25m to blade tip)

RESOLVED (11:3:1) – That planning permission be granted subject to the conditions detailed within the report in the agenda and any new substantive objection, received on the day of this Committee, being referred to the Chair and Vice Chair of Development Control Committee for consideration.

- b) **Application:** 12/00619/FUL - **Proposal:** Erection of 1no. residential Sunnyside 4 Common Bank Lane, dwelling Chorley

RESOLVED (12:2:1) – That the decision be deferred to allow Members of the Development Control Committee the opportunity to visit the site of the proposals.

- c) **Application:** 12/00712/REM - 4 **Proposal:** Reserved Matters application for the erection of three new dwellings giving details of appearance and landscaping of the proposed properties (relating to outline planning permission: 07/01041/OUT Rectory Close, Chorley

RESOLVED (unanimously) – That the reserved matters be approved subject to the conditions detailed within the report in the agenda, the additional conditions detailed within the addendum and any new substantive objection, received on the day of this Committee, being referred to the Chair and Vice Chair of Development Control Committee for consideration.

- d) **Application:** 12/00742/FUL - Land 75m south east of Highfield, Southport Road, Euxton **Proposal:** Minor material amendment to planning permission 10/00136/FUL comprising a re-configuration skate park equipment

RESOLVED (unanimously) – That full planning permission be granted subject to the conditions detailed within the report in the agenda, the amended conditions detailed within the addendum and any new substantive objection, received on the day of this Committee, being referred to the Chair and Vice Chair of Development Control Committee for consideration.

- e) **Application:** 12/00585/FULMAJ - **Proposal:** Variation of condition 3 on Pole Green Nurseries, Church Lane, Charnock Richard, Chorley planning permission 11/00783/MAJ, substitution of house types

RESOLVED (unanimously) – That planning permission to vary condition three on planning permission 11/00783/MAJ substitution of house type be granted, subject to a Section 106 Legal Agreement, the conditions detailed within the report in the agenda, the amended conditions detailed in the addendum and any new substantive objection, received on the day of this Committee, being referred to the Chair and Vice Chair of Development Control Committee for consideration.

- f) **Application:** 12/00605/FULMAJ - Plot 4700 land to the west of Ordnance Road, Buckshaw Avenue, Buckshaw Village **Proposal:** Proposed industrial, warehousing and office development (use classes B1, B2 and B8) including access roads, external works and landscaping

RESOLVED (unanimously) – That planning permission granted subject to the conditions detailed within the report in the agenda, the amended condition detailed in the addendum and any new substantive objection, received on the day of this Committee, being referred to the Chair and Vice Chair of Development Control Committee for consideration.

- g) **Application:** 12/00510/OUTMAJ - **Proposal:** Application to extend the time limit for implementation of extant outline planning permission 08/01044/OUTMAJ for the erection of a mixed use development incorporating residential and B1 employment use following the demolition of the existing buildings (7.2 hectares)

RESOLVED (unanimously) - Outline planning permission granted subject to the conditions detailed within the report in the agenda and any new substantive objection, received on the day of this Committee, being referred to the Chair and Vice Chair of Development Control Committee for consideration.

- h) **Application:** 12/00750/LBC - Astley Hall, Astley Park, Park Road, Chorley **Proposal:** Repairs to stone archway, gates, side pillars and adjacent landscaping including: re pointing ashlar stonework; stone repairs with lime repair mortar; stone piecing-in repairs; renovation of gates; replacing corroding iron cramps; lifting and re bedding coping stonework; fitting of new metal capping to head of archway; making good adjacent landscaping

RESOLVED (unanimously) - That the Director of Partnerships, Planning and Policy notify the Secretary of State that the Local Planning Authority were minded to recommend that Listed Building Consent be granted subject to any new substantive objection being received on the day of this Committee.

12.DC.202 PROPOSED CHANGES TO THE CONSTITUTION & SCHEME OF DELEGATION - PLANNING MATTERS

The Director of Partnership, Planning and Policy submitted a report which sought Members permission and instruction to the Head of Governance to prepare a report to be listed at the Council meeting on 25 September 2012, which detailed appropriate changes to the Council's constitution and scheme of delegation in relation to the determination of section 73 applications.

Section 73 applications were commonly referred to as 'variation to conditions' and were generally sought to change the original development in a way that was considered minor in nature. Should the proposed changes be approved at the Council meeting on 25 September, it would mean that section 73 applications would be more efficiently determined after consultation with the Chair and Vice Chair of the Committee.

The Head of Planning confirmed that the current arrangement which allowed Ward Councillors to request a planning application be referred to the Development Control Committee would still apply. In addition, if it was felt that the application was controversial in nature the Chair and Vice Chair would be given guidance to refer the application to Development Control Committee for determination.

RESOLVED (unanimously) – To instruct the Head of Governance to prepare a report for the Council meeting on 25 September 2012, which detailed the appropriate changes to the Council's constitution and scheme of delegation which included details of how Ward Members or other Members could request an application be determined at Development Control Committee and how decisions would be made.

12.DC.203 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report giving notification from the Planning Inspectorate of one planning appeal lodged against the refusal of an outline planning permission, and one planning appeal that had been dismissed.

Lancashire County Council had given notice of planning permission being approved in relation to the land to the rear of St Oswalds Roman Catholic Church, Tansley Avenue, Coppull.

Chair