

Development Control Committee

Tuesday, 9 July 2013

Present: Councillor Paul Walmsley (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Henry Caunce, Jean Cronshaw, John Dalton, David Dickinson, Dennis Edgerley, Christopher France, Danny Gee, Harold Heaton, June Molyneaux, Mick Muncaster and Geoffrey Russell

Also in attendance:

Councillors: Eric Bell, Mark Perks, Paul Leadbetter and Roy Lees

Officers: Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Caron Taylor (Planning Officer) and Cathryn Filbin (Democratic and Member Services Officer)

13.DC.49 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Graham Dunn.

13.DC.50 MINUTES

RESOLVED – That the minutes of the Development Control Committee held on 11 June 2013 be confirmed as a correct record and signed by the Chair.

13.DC.51 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest submitted for any items listed on the agenda.

13.DC.52 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted thirteen applications for planning permission consideration.

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

- a) **Application:** 13/00385/COU - 2 Heath Paddock, Hut Lane Heath, Charnock, Chorley, PR6 9FP **Proposal:** Change of use to a residential Gypsy and Traveller site involving the siting of 2 mobile homes, 3 touring caravans (1 of which is for storage only when not away travelling), and retention of a utility block, and access at the north west corner of the site for a temporary period of 4 years

Speakers: Objector – Andrew Robinson, applicant's agent – Michael Hargreaves

RESOLVED (12:1:0) - That temporary planning approval for a period of 2 years be approved subject to the conditions detailed within the report in the agenda, and the amended and additional conditions in the addendum.

- b) **Application:** 13/00082/FULMAJ - **Proposal:** Proposed erection of 50 no. residential dwellings and the redevelopment of existing rugby club and associated facilities including 8 x 15m floodlighting
Chorley Rugby Union, Chancery Road, Euxton, Chorley, PR7 1XP

Speakers: supporter – Tony Calender, Ward Councillor – Councillor Mark Perks and the applicant - Rachel Coar

RESOLVED (unanimously) – That planning permission be approved subject to a Section 106 legal agreement and the conditions detailed within the report in the agenda and the additional conditions detailed in the addendum.

- c) **Application:** 12/01134/OUTMAJ - **Proposal:** Outline application for means of access for up to 85 new dwellings. All other matters reserved.
JF Electrical, Little Quarry, Hill Top Lane, Whittle-Le-Woods Chorley

Speakers: Objector – Peter Higham, Ward Councillor – Councillor Eric Bell, and the applicant's agent – Paul Sedgwick

RESOLVED (9:3:1) – That planning permission be approved subject to a Section 106 legal agreement, the conditions detailed within the addendum and that the Director of Partnerships, Planning and Policy be given delegated authority, in consultation with the Chair and Vice Chair of the Development Control Committee, to include further conditions to address ecology concerns.

- d) **Application:** 13/00219/FULMAJ - **Proposal:** Demolition of existing buildings and erection of a residential rehabilitation centre.
Pemberton House Farm, Park Hall Road, Charnock Richard, Chorley, PR7 5LP

The planning application was withdrawn by the applicant prior to the Development Control Committee meeting.

- e) **Application:** 13/00365/OUT - H W **Proposal:** Outline application for the demolition of existing buildings and erection of 9no. town houses (specifying access only)
Moon Ltd, 56 Wood Lane, Heskin, Chorley, PR7 5NU

RESOLVED (unanimously) – That the outline planning permission be approved subject to the conditions detailed within the report in the agenda and the addition of a Construction Management Plan condition to include contractors parking during the construction of the development.

- f) **Application:** 13/00411/FUL - 11A **Proposal:** Erection of part single storey part two storey rear extension
Long Copse, Astley Village, Chorley, PR7 1TH

Speaker: Objector – Alan Cain, and Ward Councillor – Councillor Mark Perks

RESOLVED (7:0:6) – To defer the decision on this planning application to allow Members of the Development Control Committee the opportunity to visit the site of the proposals.

(At this point the Chair announced that the following three planning applications which related to Jumps Farm would be heard together but that the decisions be made separately.)

- g) Application:** 12/00253/FUL - Jumps Farm, 147 South Road, Bretherton, Leyland
Proposal: Use of building C as wood workshop with landscape gardening workshop use to be retained

Speaker: Agent speaking on behalf of the objector – Simon Miar

RESOLVED (unanimously) – That planning permission be approved subject to the signing of a unilateral undertaking, the conditions detailed within the report in the agenda, an additional condition in the addendum, and that condition 3 be amended to restrict use of the chainsaw to building C.

- h) Application:** 12/00254/FUL - Jumps Farm, 147 South Road, Bretherton, Leyland
Proposal: Change of use of building B for storage purposes

RESOLVED (unanimously) – That full planning permission be approved subject to the conditions detailed within the report in the agenda, and the amended and additional conditions detailed in the addendum.

- i) Application:** 12/0255/FUL - Jumps Farm, 147 South Road, Bretherton, Leyland
Proposal: Application to change use of land for storage and recycling in connection with landscape gardening business

RESOLVED (unanimously) – That full planning permission be approved subject to the conditions detailed within the report in the agenda, the amended conditions detailed in the addendum.

- j) Application:** 13/00463/FUL - Cotswold House Cotswold Road Chorley PR7 3HW
Proposal: Demolition of existing single storey link between two storey wing and wardens house, construction of new flat roof extension to incorporate new reception and staff room, new ramp to front entrance, garage door to wardens house to be removed and replaced with rendered brickwork and double entrance doors and construction of new pram shelter adjacent to garage

RESOLVED (12:0:1) – That full planning permission be approved subject to the conditions detailed within the report in the agenda.

- k) **Application:** 13/00400/CB4 - 98, 100 And 102 Market Street, Chorley, PR7 2SL
Proposal: Demolition of number 98 Market Street, demolition of two storey element to rear of number 102 Market Street, splitting of number 102 into two retail units, recladding of Market Street frontage and optional new build kiosk unit on site of former 98 Market Street. Service access to rear

RESOLVED (12:1:0) – That full planning permission be approved subject to conditions detailed within the report in the agenda.

- l) **Application:** 13/00433/CB3 - The White Hart, Mealhouse Lane, Chorley, PR7 1DZ
Proposal: Creation of outdoor seating area to south east of public house, including the erection of balustrades and fixed parasols (with integral lights and heaters)

RESOLVED (unanimously) – That full planning permission be approved subject to conditions detailed within the report in the agenda.

- m) **Application:** 13/00438/DEMCON - Byron Crescent. Coppull
Proposal: Application for prior determination of the proposed demolition of 12no. sectional concrete garages

RESOLVED – That the report be noted as prior approval was not required for the proposed demolition or restoration of the site.

13.DC.53 TREE PRESERVATION ORDER NO 2 (CLAYTON-LE-WOODS) 2013

The Head of Governance submitted a report which sought Members instruction on whether to formally confirm Tree Preservation Order No. 2 (Clayton-le-Woods) which affords permanent as opposed to provisional legal protection to the tree covered by the order.

There had been no objections received in response to the making of the Order.

RESOLVED (unanimously) – That the Tree Preservation Order No.2 (Clayton-le-Woods) 2013 be formally confirmed without modification.

13.DC.54 PLANNING APPEALS AND DECISIONS

There were no planning appeals or decisions by the Planning Inspectorate or planning decisions made by Lancashire County Council to report.

13.DC.55 EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED – That the press and public be excluded from the meeting for the following items of business on the ground that they involve the likely disclosure of exempt information as defined in Paragraph 7 of Part 7 of schedule 12A of the Local Government Act 1972.

13.DC.56 ENFORCEMENT REPORT

RESOLVED – That the report be noted, and that the definitive position of the Council be relayed to the owner following consultation between Planning Services and the Council’s legal officers.

Chair