

Development Control Committee

Tuesday, 6 August 2013

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

Substitutes: Councillor Matthew Crow

Also in attendance:

Councillors: Julia Berry, Alison Hansford, Paul Leadbetter and Kim Snape

Officers: Jennifer Moore (Head of Planning), 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)

13.DC.57 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Danny Gee. Councillor Matthew Crow attended the meeting as Councillor Gee's substitute.

13.DC.58 MINUTES

RESOLVED – That the minutes of the Development Control Committee held on 9 July 2013 be confirmed as a correct record and signed by the Chair.

13.DC.59 DECLARATIONS OF ANY INTERESTS

In accordance with the Council's Members Code of Conduct, Councillor Matthew Crow declared an interest in relation to planning application 13/00453/REMAJ – 47 Clancutt Lane, Coppull, Chorley.

13.DC.60 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:** 13/00564/FUL - Land **Proposal:** Construction of eight, two 35 metres south of 25 Ryefield, bedroom affordable dwellings Heapey

Speaker: Objector – John Foster

RESOLVED (13:0:1) – That planning permission be approved subject to a Section 106 legal agreement and conditions detailed within the report in the agenda.

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

RESOLVED (13:0:1) – That full planning permission be approved subject to the conditions detailed within the agenda.

(At this point Councillor Crow left the meeting for the duration of the following item taking no part in any discussion or subsequent vote.)

- c) **Application:** 13/00453/REMAJ - **Proposal:** Reserved matters application for the erection of 28 dwellings at 47 Clancutt Lane, Coppull, Chorley, PR7 4NR Clancutt Lane, Coppull, Chorley

RESOLVED (unanimously) – That the reserved matters application be approved subject to those conditions detailed within the report in the agenda, which were not deleted in the addendum and amended conditions as detailed in the addendum.

- d) **Application:** 13/00452/FULMAJ - **Proposal:** Erection of 14 residential dwellings in a mix of two, three and four bedroom detached and semi-detached houses Back Lane Reservoir, Back Lane, Clayton-le-Woods

Speaker: Objector – Nigel Reddecliffe, and the applicant – Paul Jones

RESOLVED (13:1:0) – That planning permission be approved subject to a Section 106 legal agreement and the conditions detailed within the report in the agenda.

- e) **Application:** 13/00569/FUL - Grass Verge 100m east of White Coppice Nursery, White Coppice, Anglezarke **Proposal:** Pumping station on road verge adjacent to Coppice Lane with associated ground re-profiling and landscaping

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

(At this point the Chair announced that the following two planning applications which related to Middle Derbyshire Farm, Rivington, would be heard together but that the decisions be made separately. As the two decisions were inextricably linked the decision for planning application 13/00179/FUL would be resolved first.)

- f) **Application:** 13/00179/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton, BL6 7RX **Proposal:** Erection of a detached dwelling incorporating basement living space

Speaker: Applicant's agent – Alistair Skelton (Steven Abbot Associates)

RESOLVED (13:0:1) – That full planning permission be refused on the following grounds:

1. The proposal amounted to inappropriate development in the green belt for which very special circumstances had not been demonstrated. Although it had been recommended that former building should be demolished, which would potentially support an argument in favour of the development, the size of the current proposal went beyond that which would reasonably be considered justifiable as an exception to the ordinary rule against new buildings in the green belt.
2. It was not considered that the harm that would result from the proposed development was outweighed by any of the very special circumstances forwarded by the applicant. The development was therefore considered to be contrary to the National Planning Policy Framework, Policy DC1 of the adopted Chorley Borough Local Plan Review 2003 and the adopted Central Lancashire Core Strategy Rural Development Supplementary Planning Document.

- g) **Application:** 13/00033/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton, BL6 7RX
Proposal: Retrospective application for the temporary siting of a static caravan for living accommodation and the creation of associated hardstanding

RESOLVED (8:6:0) – That the decision be deferred to allow officers the opportunity to confirm with the applicant what his intentions were in respect of the refusal of planning application 13/00179/FUL and if there was an intention to appeal this decision or submit an amended application having regard to the housing needs of the applicant. The application was to be reported back to Committee once the applicants intentions about the refusal of planning permission has been clarified to establish the applicant’s intentions about where he wished to reside and report back to Members.

- h) **Application:** 13/00361/FUL - Little Knowley House, 19 Blackburn Road, Whittle-le-Woods, Chorley, PR6 8LD
Proposal: Retention, conversion and extension to barn to form detached dwelling (forfeiting previous permission ref: 10/00757/FUL for dwelling to front of site)

Speaker: Applicant’s agent – John Taylor

RESOLVED (unanimously) – That full planning permission be approved subject to the conditions detailed within the report in the agenda and a unilateral undertaking which would secure the revocation of the previously permitted dwelling at the front of the site.

(At this point Councillor Heaton left the room for the remainder of the meeting, taking no part in the discussion of the following items or subsequent votes.)

- i) **Application:** 13/00218/FUL - Rectory Farm, Town Road, Croston, Leyland, PR26 9RA
Proposal: Revision of part of existing planning approval 08/00715/FUL to include part demolition of barn and creation of three houses within remaining part, revision of house types A and C, removal of social housing and revision of the site layout

RESOLVED (12:0:1) – That full planning permission be approved subject to a Section 106 legal agreement, the conditions detailed within the report in the agenda and the additional and amended condition detailed in the addendum.

- j) **Application:** 13/00401/REMMAJ - **Proposal:** Section 73 application to vary Grove Farm, Railway Road, condition seven attached to reserved Adlington, Chorley, PR6 9RF matters approval 11/01024/REMMAJ (boundary treatments)

RESOLVED (unanimously) – That the reserved matters application be approved subject to the conditions detailed within the report in the agenda.

(At this point the Chair announced that the following two planning applications which related to Harrys Bar, 14 St Georges Street, Chorley, would be heard together but that the decisions be made separately.)

- k) **Application:** 13/00522/FUL - Harrys Bar, St Georges Street, Chorley, PR7 2AA **Proposal:** Conversion of existing buildings at 10-14 St Georges Street from former public house and function room to eight residential apartments including demolition of former function room and erection of new building

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

- l) **Application:** 13/00523/CON - **Proposal:** Demolition of part of 10 - 14 St Harrys Bar, 14 St Georges Street, George's Street - former Harry's Bar Chorley, PR7 2AA function room

RESOLVED (unanimously) – That conservation area consent be approved subject to conditions detailed within the report in the agenda.

- m) **Application:** 13/00649/FUL - Group 1, Euxton Lane, Euxton **Proposal:** Application under Section 106 BA of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation dated 22 December 2009

RESOLVED (unanimously) – That the application be approved and the terms of the Section 106 be amended to reduce the affordable housing provision from 20% to 15% and that all affordable housing should be in the form of social rents.

13.DC.61 ENFORCEMENT REPORT

The Director of Partnerships, Planning and Policy submitted a report regarding the unauthorised erection of a two storey brick building on land 30 metres east of Lane Ends, Gales Lane, Mawdesley which sought Members instruction as to whether it was felt expedient to issue an enforcement notice under Section 174 of the Town and Country Planning Act 1990 in respect of the breach of planning control.

RESOLVED (unanimously) – That it was expedient to issue an enforcement notice under Section 174 of the Town and County Planning Act 1990 as the building was located within the green belt as defined by Chorley Borough Local Plan Review (2003) and was detrimental to the character, and appearance of the green belt and prejudiced the purpose of the green belt in terms of encroachment into the countryside, contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review and paragraph 80 of the National Planning Policy Framework.

13.DC.62 TREE PRESERVATION ORDER NO. 6 (CHORLEY) 2013

The Head of Governance submitted a report which sought Members approval to confirm the Tree Preservation Order No. 6 (Chorley) without modification.

No objections had been received during the consultation period.

RESOLVED (unanimously) – That the Tree Preservation Order No. 6 (Chorley) be confirmed without modification.

13.DC.63 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which detailed notification of a planning appeal that had been dismissed by the Planning Inspectorate.

RESOLVED – That the report be noted.

Chair