

Development Control Committee

Tuesday, 1 October 2013

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

Substitutes: Councillor Robert Finnamore

Also in attendance:

Councillors: Paul Leadbetter

Officers: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Ian Heywood (Conservation Officer), Cathryn Filbin (Democratic and Member Services Officer) and Louise Wingfield (Democratic and Member Services Officer)

13.DC.70 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors David Dickinson and Graham Dunn.

Councillor Robert Finnamore attended the meeting as Councillor Graham Dunn's substitute.

13.DC.71 MINUTES

RESOLVED – That the minutes of the Development Control Committee held on 3 September 2013 be confirmed as a correct record and signed by the Chair.

13.DC.72 DECLARATIONS OF ANY INTERESTS

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

13.DC.73 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted eight 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 representations and submissions provided by officers and individuals.

- a) **Application:** 13/00600/FUL - Land 60m north to the rear of 34-42 and including 42 Chorley Lane, Charnock Richard **Proposal:** Demolition of 42 Chorley Lane and former nursery buildings and the erection of 8 dwellings, access road and associated development.

Speakers: Objector – Paul Tunstall (JWPC Ltd – representing residents), Ward Councillor – Paul Leadbetter, Applicants Agent – Richard Percy (Stephen Abbott Associates).

It was proposed to refuse the planning application on the grounds of insufficient affordable housing and loss of amenities to properties overlooked by plots one and two. At the vote the motion was lost (4:8:1).

RESOLVED (9:3:1) – That planning permission be approved subject to a section 106 legal agreement, the conditions detailed within the report in the agenda, and the amended condition detailed in the addendum.

(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.)

- b) **Application:** 13/00741/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton, BL6 7RX **Proposal:** Erection of detached dwelling incorporating under-croft garaging.

RESOLVED (unanimously): That planning permission be approved subject to a legal agreement, the conditions detailed within the report in the agenda, the amended condition in 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 remove permitted development rights in relation to the under-croft garaging.

- c) **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 (unanimously): That planning permission be approved subject to the conditions detailed within the report in the agenda.

- d) **Application:** 13/00572/REMAJ - Sagar House, Langton Brow, Ecclestone, Chorley, PR7 5PB **Proposal:** Reserved matters application for the erection of 23 dwellings (1.5 storey, 2 storey and 2.5 storey) with associated parking, roads and open spaces.

RESOLVED (unanimously): That reserved matters be approved subject to conditions detailed within the report in the agenda and amended in the addendum.

- e) **Application:** 13/00593/ADV - Land 20m north and land 27m south at roundabout junction Preston Road, Royton Drive, Whittle-le-Woods **Proposal:** Application for Advertising Consent for the display of two signs (non-illuminated), one on either side of the roundabout on Preston Road with the junction with Royton Drive, to advertise housing development (for a period of three years).

RESOLVED (12:0:1): That advertising consent be approved subject to the conditions within the report in the agenda.

- f) **Application:** 13/00727/FULMAJ - **Proposal:** Erection of temporary industrial building for a period of 24 months comprising B1(c) light industrial, B2 general industrial and B8 storage and distribution uses.
NIS Engineering, Common Bank Industrial Estate, Ackhurst Road, Chorley, PR7 1NH

RESOLVED (unanimously): That planning permission be approved subject to conditions within the report in the agenda and the amended condition detailed in the addendum.

- g) **Application:** 13/00476/FUL - **Proposal:** Conversion of existing pub Harpers Arms, 23 Harpers Lane, Chorley, PR6 7AB (Use Class A4) to office (Use Class B1) and shop (Use Class A1) on ground floor with workspace for shop on first floor, formation of shop front to part of front elevation, insertion of door in side elevation and provision of 5 no. parking spaces to rear of building.

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

- h) **Application:** 13/00785/S106A - **Proposal:** Application under Section 106 Royal Ordnance Site including land between Dawson Lane and Euxton Lane, Euxton Lane, Euxton A of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 to modify a planning obligation (General Mitigation) dated 16 December 2002.

RESOLVED (unanimously): That the decision be deferred to allow Members of the Committee time to visit the site of the proposed development and that officers liaise with the applicant to seek a viability report.

13.DC.74 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which detailed notification of one planning appeal that had been lodged and one enforcement appeal that had been lodged with the Planning Inspectorate.

RESOLVED – That the report be noted.

13.DC.75 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

The Chair reminded Members of the Development Control Committee about the Planning Viability Member Learning Session on Monday 7 October 2013.

Chair