

Development Control Committee

Tuesday, 4 March 2014

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

Also in attendance:

Councillors: Paul Leadbetter

Officers: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Louise Wingfield (Democratic and Member Services Officer) and Adam Birkett (Research Officer)

14.DC.15 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor John Dalton.

14.DC.16 MINUTES

RESOLVED: That the minutes of the Development Control Committee held on 4 February 2014 be confirmed as a correct record and signed by the Chair.

14.DC.17 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest.

14.DC.18 PLANNING APPLICATIONS TO BE DETERMINED

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

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:** 13/01042/FUL - Go Ape, Rivington Lane, Rivington, Bolton BL6 7RZ
- Proposal:** Proposed changes to site 4 of existing Go Ape course including a new zip line, removal of course infrastructure from trees 414 and 416, new path from site 4 and relocation of forest shelter (change to position of shelter approved under planning permission ref: 08/00553/FUL). Also, retrospective application for paths/surfacing around the pre-brief site (adjacent to the cabin) and linking paths to site 1, 2 and 3.

Speakers: Applicant – Robert Maycock (Go Ape).

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

- b) **Application:** 13/01149/ADV - Go Ape, Rivington Lane, Rivington, Bolton BL6 7RZ **Proposal:** Application for Advertising Consent for signs: additions to three existing ladder board signs and one 'gallows' style sign (please see application for full details).

RESOLVED (unanimously) – That advertising consent be granted subject to the conditions as detailed in the agenda.

- c) **Application:** 14/00021/FUL - Logwood Stables, Brinscall Mill Road, Wheelton, Chorley PR6 8TD **Proposal:** Retrospective application for the inclusion of security lighting to new stable block.

Speakers: Objector – Sophie Marshall (PWC Surveyors – representing residents), Applicants Agent – Tony Lang (RT Design Consultants).

RESOLVED (12:0:1) – That planning permission be approved subject to the conditions as detailed within the report in the agenda, and the amendment of condition 1 in the agenda to read: The lights hereby approved shall be used for security purposes only and shall not be used as a source of illumination for the riding arena to enable the training/riding horses within the riding arena during the hours of darkness nor for the harrowing of the arena.

- d) **Application:** 13/01226/TPO - Camelot Theme Park, Park Hall Road, Charnock Richard, Chorley PR7 5LP **Proposal:** Removal of 8 trees covered by TPO 2 (Charnock Richard) 1974 to facilitate the removal of the existing sub-station.

Speakers: Objector – Alan Whittaker, Ward Councillor – Paul Leadbetter.

It was proposed to refuse the planning application on the grounds of the unnecessary removal of healthy trees. At the vote the motion was lost (3:10:0).

RESOLVED (9:3:1) – That tree works consent be granted subject to the conditions as detailed within the report in the agenda, with delegated authority in consultation with the Chair and Vice-Chair of this Committee, to amend condition four to address timing of works, any necessary mitigation measures to protect wildlife or nesting birds and to address failed specimen replacement trees.

- e) **Application:** 14/00029/FUL - Park Lea, 19 Harrington Road, Chorley, PR7 1JZ **Proposal:** Demolition of dwelling and erection of replacement dwelling.

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

- f) **Application:** 14/00069/FUL - Land 37m north west to the rear of 23 Park Road, Coppull **Proposal:** Erection of three detached dwellings and associated access road.

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

- g) Application:** 13/01105/REMMAJ
- Land north of Duke Street including QS Fashions and bounded by Pall Mall and Bolton Street, Chorley
- Proposal:** Reserved Matters Application in relation to planning permission 13/00721/FULMAJ (Landscaping) for the Big Lamp Development Opportunity Site.

RESOLVED (unanimously) – That reserved matters be approved subject to conditions, with delegated authority to officers to draft the conditions regarding the grassed area and hard landscaping; such conditions to be agreed with the Chair and Vice Chair of this Committee.

- h) Application:** 13/01108/REMMAJ
- Land north of Duke Street including QS Fashions and bounded by Pall Mall and Bolton Street, Chorley
- Proposal:** Reserved Matters Application in relation to planning permission 13/00721/FULMAJ (Appearance, Landscaping & Layout) for the provision of a business/non residential institution unit (use class B1 & D1)

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

14.DC.19 TREE PRESERVATION ORDER NO 7 (HEAPEY) 2013

RESOLVED (unanimously) – That the Tree Preservation Order No.7 (Heapey) 2013 be formally confirmed without modification.

14.DC.20 TREE PRESERVATION ORDER NO 11 (EUXTON) 2013

RESOLVED (unanimously) – That the Tree Preservation Order No.11 (Euxton) 2013 be formally confirmed without modification.

14.DC.21 TREE PRESERVATION ORDER NO.13 (CHORLEY) 2013

RESOLVED (unanimously) – That the Tree Preservation Order No.13 (Chorley) 2013 be formally confirmed without modification.

14.DC.22 TREE PRESERVATION ORDER NO 14 (CHORLEY) 2013

RESOLVED (unanimously) – That the Tree Preservation Order No.14 (Chorley) 2013 be formally confirmed without modification.

14.DC.23 PLANNING APPEALS AND DECISIONS REPORT 4 MARCH 2014

RESOLVED – That the report be noted.

14.DC.24 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

The Chair reminded Members of the Development Control Committee about the Neighbourhood Planning workshop on Tuesday 11 March 2014 at 4pm.

**i) ENFORCEMENT ITEM - LAND AT SKEW BRIDGE BOLTON ROAD HEATH
CHARNOCK**

RESOLVED (unanimously) – That a notice under Section 215 of the Town and Country Planning Act 1990 be served on those persons with an interest in the land in order to remedy the harm caused to the amenity of the area.

Chair