

Development Control Committee

Tuesday, 22 April 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, Mick Muncaster and Geoffrey Russell

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

14.DC.37 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors June Molyneaux and John Dalton.

14.DC.38 MINUTES

RESOLVED: That the minutes of the Development Control Committee held on 25 March 2014 be confirmed as a correct record and signed by the Chair.

14.DC.39 DECLARATIONS OF ANY INTERESTS

In accordance with the Council's Members Code of Conduct, Councillor Harold Heaton declared an interest in relation to planning application 14/00096/OUT - Land between Rose Cottage and York House, Mill Lane, Charnock Richard.

14.DC.40 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted three 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:** 14/00132/FUL - Land **Proposal:** Retrospective application for 35m North-east of Rose Cottage, the removal of part of the dam wall at White Coppice, Heapey Heapey Reservoir No. 8

Speakers: Objector – Peter Pennington.

It was proposed to refuse the planning application on the grounds that part of the wall had been in a conservation area and considerable harm to visual amenity. At the vote the motion was lost (4:7:1).

RESOLVED (7:5:0): That full planning permission be approved. That delegated authority is given to Officers to negotiate with the landowners regarding removal of the hard standing areas, if no suitable resolution can be achieved then the matter to be reported to the next Development Control Committee for enforcement.

- b) **Application:** 14/00226/FUL - **Proposal:** Construction of an area of public open space incorporating pathways, a children's play area, associated landscaping and trees. Amendment to the previous reserved matters approval 07/01227/REMMAJ
Formerly Lex site, David Wilson Homes, Pilling Lane, Chorley

Speakers: Objector – Ericka Marsland

RESOLVED (11:0:1): That planning permission be approved subject to a Section 106 legal agreement and the conditions detailed within the report in the agenda, and amended and additional conditions detailed in the addendum.

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

- c) **Application:** 14/00096/OUT - Land **Proposal:** Outline application for a new detached house (with all matters reserved)
House, Mill Lane, Charnock Richard

Speakers: Applicant's Agent – Robin Rowles

RESOLVED (10:0:1): That full planning permission be refused on the following grounds:

1. The proposal would be located in the Green Belt. The site is not an infill plot as defined by the National Planning Policy Framework or emerging Local Plan policy HS7, as it is not in a village and it does not form part of an identifiable built-up frontage. As such, the proposal represents inappropriate development in the Green Belt contrary to policy No. HS7 of the emerging Local Plan 2012-2016 and the National Planning Policy Framework.

14.DC.41 TREE PRESERVATION ORDER NO.12 (COPPULL) 2013

The Director of Partnerships, Planning and Policy submitted a report which sought Members approval to confirm the Tree Preservation Order No. 12 (Coppull) without modification in light on an objection being received from one neighbour.

RESOLVED (unanimously) – That the Tree Preservation Order No. 12 (Coppull) be confirmed without modification.

14.DC.42 PLANNING APPEALS AND DECISIONS REPORT 22 APRIL 2014

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

RESOLVED – That the report be noted.

14.DC.43 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

The Head of Planning provided a verbal update on the Community Infrastructure Levy (CIL) Claim to advise Members that the High Court had handed down the judgement on Thursday 17 April, and the claim was dismissed on all grounds, with the claimant required to pay the Council's costs.

Chair