

Development Control Committee

Tuesday, 13 May 2014

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

Also in attendance:

Councillor: Paul Leadbetter

Officers: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Iain Crossland (Planning Assistant), Alex Jackson (Senior Lawyer) and Cathryn Filbin (Democratic and Member Services Officer)

14.DC.44 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Henry Caunce.

14.DC.45 MINUTES

RESOLVED: That the minutes of the Development Control Committee held on 22 April 2014 be confirmed as a correct record and signed by the Chair.

14.DC.46 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest.

14.DC.47 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted six 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:** 14/00178/FULMAJ - **Proposal:** Demolition of existing buildings and erection of a residential rehabilitation House Farm, Park Hall Road, and therapy centre at Pemberton House Charnock Richard, Chorley, PR7 Farm (resubmission of withdrawn application 13/00219/FULMAJ) 5LP

Speakers: Objector – Chris Weetman, Ward Councillor Paul Leadbetter, and the applicants agent – Mike Gee

RESOLVED (unanimously): That planning permission be refused for the reasons detailed within the report in the agenda and on the addendum.

- b) **Application:** 14/00336/FUL - 47 **Proposal:** Proposed development of 3 No. Clancutt Lane, Coppull, Chorley, PR7 4NR dwellings and associated access

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

- c) **Application:** 14/00140/FULMAJ - **Proposal:** Residential development of 11 Royal Scot, Station Road, Coppull, Chorley, PR7 4PZ no. affordable dwellings (5 houses and 6 apartments) and associated access and parking

RESOLVED (unanimously): That planning permission be approved subject to the conditions detailed within the addendum.

- d) **Application:** 14/00265/REMMAJ - **Proposal:** Proposed erection of 20 no. Parcel H3 Group 1 west of Central Avenue and south of Worden Brook, Euxton Lane, Euxton dwellings and associated landscaping and highway works (further re-plan of part of site previously approved by permission ref: 13/01144/REMMAJ)

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

- e) **Application:** 14/00177/FULMAJ - **Proposal:** Application to vary condition 7 Parcel H3 Group 1, west of Central Avenue and south of Worden Brook, Euxton Lane, Euxton of planning permission ref: 12/00945/REMMAJ (which was a Reserved Matters application for the erection of 32 no. dwellings) to allow the dwellings to be built to Code Level 3 (but Code 4 Energy) rather than Code Level 4 or 6.

The planning application was withdrawn by the applicant prior to the start of the meeting.

- f) **Application:** 14/00215/CB3 - **Proposal:** Proposed Ball Court (MUGA), Rangletts Play Area, Brindle Street, Chorley Skate Park, Allotments, Car Parking, Lighting, Footpaths and Play Area Extension at Ranglett's Recreation Ground, Chorley South-East

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

14.DC.48 ENFORCEMENT

a) **Application:** Club Equestrian, Cuerden Farm, Wigan Road, Clayton-le-Woods

The Director of Partnerships, Planning and Policy submitted a report which sought Members instruction as to whether it was expedient to take enforcement action to secure the cessation of the change of use to a building for residential purpose.

RESOLVED (unanimously): That it was expedient to take enforcement action to secure the cessation of residential use of the building for the reasons detailed within the report in the agenda.

b) **Application:** Land Rear of 19 Beechwood Road, Chorley, PR7 3AX

The Director of Partnerships, Planning and Policy submitted a report which sought Members instruction as to whether it was expedient to issue an Enforcement Notice in receipt of the change of use of land from public open space to domestic curtilage.

RESOLVED (unanimously): That it was expedient to issue an Enforcement Notice in respect of a breach of planning control. For the reason detailed within the report in the agenda.

c) **Application:** Newlands, Quaker Brook Lane, Hoghton, Preston

The Director of Partnerships, Planning and Policy submitted a report which sought Members instruction as to whether it was expedient to take enforcement action to secure the removal of an unauthorised wall.

RESOLVED (12:1:0): That it was expedient to take enforcement action to secure the removal of the unauthorised wall.

14.DC.49 PLANNING APPEALS PERFORMANCE - APRIL 2013-MARCH 2014

The Director of Partnerships, Planning and Policy submitted a report which informed Members of the Development Control Committee of appeals performance for planning and enforcement from April 2013 to March 2014.

RESOLVED: That the report be noted.

14.DC.50 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

The Chair thanked Members of the Development Control Committee for their hard work and commitment to the Committee over the past municipal year. Special thanks were awarded to Councillors Dennis Edgerley and Geoffrey Russell who would be standing down as Ward Councillors at the local election next week.

Chair