

Development Control Committee

Tuesday, 10 June 2014

Present: Councillor Matthew Crow (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Henry Counce, Jean Cronshaw, Christopher France, Danny Gee, Keith Iddon, June Molyneaux, Alistair Morwood, Mick Muncaster and Paul Walmsley

Substitutes: Councillor John Dalton and Mike Handley

Also in attendance:

Councillors: Paul Leadbetter and Mark Perks

Officers: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Nicola Hopkins (Principal Planning Officer), Alex Jackson (Legal Services Team Leader) and Cathryn Filbin (Democratic and Member Services Officer)

14.DC.51 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Charlie Bromilow, David Dickinson, Richard Toon and Alan Whittaker.

14.DC.52 MINUTES

RESOLVED – That the minutes of the Development Control Committee held on 13 May 2014 be confirmed as a correct record and signed by the Chair.

14.DC.53 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest submitted.

14.DC.54 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:** 14/00199/FULMAJ - **Proposal:** Proposed residential development consisting of 32 dwellings bounded by The Elms Swansey Lane Whittle-le-Woods (including 10 affordable dwellings)

Speaker: Applicant's agent – Andrew Murphy

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

- b) **Application:** 14/00380/FULMAJ - **Proposal:** Erection of part single storey and part two storey restaurant/public house (Class A3/A4) with ancillary residential accommodation at first floor and associated external play area, together with new access, car parking, landscaping and ancillary works.

Speakers: Supporter – Aidy Riggott, Ward Councillor Mark Perks and the applicant's agent – Helen Binns

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

- c) **Application:** 14/00264/REMMAJ - **Proposal:** Reserved matters application for the erection of 19 dwellings adjacent to the retail area of the Southern Commercial Area (replan of the dwellings approved as part of reserved matters approval 08/01098/REMMAJ and 12/00463/REMMAJ)

RESOLVED (unanimously) – That the reserved matters consent be refused as the layout, design and density of the dwellings proposed did not respect the character or appearance of the surrounding area or secure high quality design and failed to take the opportunity for improving the character and quality of the Southern Commercial Area and the way it functions. It was considered important from a design perspective that this site provides a transition between the high density commercial centre and the dwellinghouses surrounding the listed building, Buckshaw Hall, which the proposals did not secure. As such the proposals were contrary to Government advice contained within the National Planning Policy Framework, Policies 5 and 17 of the Adopted Central Lancashire Core Strategy, Policy BNE1 of the Emerging Chorley Local Plan 2012-2026, guidance contained within the Central Lancashire 'Design Guide' Supplementary Planning Document and the Buckshaw Village Southern Commercial Design Code.

14.DC.55 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which informed Members of the Development Control Committee of two appeals that had been lodged with the Planning Inspectorate, two appeals that had

been allowed, and an enforcement appeal which had also been lodged. In addition three enforcement appeals had been withdrawn.

RESOLVED – That the report be noted.

Chair