

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

MEETING DATE Tuesday, 20 January 2015

MEMBERS PRESENT: Councillor Steve Holgate (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Charlie Bromilow, Jean Cronshaw, Christopher France, Danny Gee, Keith Iddon, June Molyneaux, Alistair Morwood, Mick Muncaster, Richard Toon, Paul Walmsley and Alan Whittaker

RESERVES: Councillors John Dalton

OFFICERS: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Legal Services Team Leader), Helen Lowe (Planning Officer), James Appleton (Planning Assistant) and Cathryn Filbin (Democratic and Member Services Officer)

APOLOGIES: Councillors Henry Caunce and David Dickinson

OTHER MEMBERS: Councillors Margaret France

15.DC.98 Minutes of meeting Tuesday, 16 December 2014 of Development Control Committee

RESOLVED – that the minutes of the last meeting of the Development Control Committee be approved as a correct record for signature by the Chair.

15.DC.99 Declarations of Any Interests

There were no declarations of interest.

15.DC.100 Council Motion 13 January 2015

The Executive Member for Public Protection presented a report of the Executive Leader which sought to formally notify Members of the Committee of a decision of Council to approve a motion authorising the investigation of a Judicial Review of the issuing of the Ministerial Statement dated 28 November 2014 amending the National Planning Policy Guidance and that this was not a material planning consideration.

On 28 November 2014, the Ministry for the Department for Communities and Local Government issued a Statement the effect of which was to amend National Planning Policy Guidance. The amendment affected small sites of 10 or less units whose

combined area was less than 1000 sq m. Such sites would be exempted from tariff based payments and the provision of affordable housing.

Full Council approved, with cross party support a Motion at the meeting on 13 January 2015. The motion directed the Authority to contact other Councils and the Local Government Association with a view to investigating the potential challenging of the Statement by Judicial Review.

RESOLVED – That the report be noted.

15.DC.101 Planning applications to be determined

The Director of Public Protection, Streetscene and Community submitted 11 reports 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.

15.DC.101a 14/00881/FUL - Brinscall Hall Farm, Dick Lane, Brinscall, Chorley, PR6 8Q

Speakers: objector - Steven Perry, Parish Councillor Chris Howard, Ward Councillor Margaret France and the applicant's agent - David Bailey

RESOLVED (8:5:1) – That planning permission be approved subject to a Section 106 legal agreement and the conditions detailed within the report in the agenda.

15.DC.101b 14/01042/TPO - Park Mills, Deighton Road, Chorley

Speaker: objector - Brian Taylor

RESOLVED (12:0:2) - That the application for consent to work on protected trees be approved subject to condition one detailed within the report in the agenda and the amended condition two detailed in the addendum to replace the existing oak tree with two heavy standard replacement oak trees.

15.DC.101c 14/01232/REMAJ - Parcel H2 Group 1, Euxton Lane, Euxton

RESOLVED (unanimously) – That planning permission be approved subject to the conditions detailed within the report in the agenda and the alteration to the condition which stated the approved plan had been amended to refer to the site layout plan being received on 24 December 2014, as the date was incorrect in the report which was detailed in the addendum.

At this point Councillor Whittaker announced that he had a personal interest in the following application in that he was Chair of Friends of the River Yarrow and took part in the debate and subsequent vote.

15.DC.101d 14/01046/FULMAJ- Croston Flood Risk Management Project, land 485m south east of 77 Lydiate Lane, Eccleston

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

15.DC.101e 14/00951/OUTMAJ - Land north of Lancaster Lane and bounded by Wigan Road, Shady Lane and Lancaster Lane, Clayton-le-Woods

RESOLVED (unanimously) – That planning permission be approved subject to a Section 106 legal agreement to secure the provision of public open space and the upgrade of bus stops along Lancaster Lane to bring them up to Lancashire County Council quality bus standard and the conditions detailed within the report in the agenda and the additional conditions detailed in the addendum.

15.DC.101f 14/00601/OUT - Land between 386 and 392, Blackburn Road, Higher Wheelton

Speakers: objector – Simon Sparrow, and the applicant’s agent - Christie McDonald

RESOLVED (unanimously) - That planning permission be approved subject to conditions detailed within the report in the agenda and the additional condition detailed in the addendum. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies -

- **Amenity greenspace**
- **Provision for children/young people**
- **Parks and gardens**
- **Allotments**
- **Playing pitches**

15.DC.101g 14/01087/FUL - The Queens, 52 Chapel Street, Chorley, PR7 1BS

RESOLVED (unanimously) – That planning permission be approved subject to conditions detailed within the report in the agenda and the additional condition detailed in the addendum. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies -

- **Amenity greenspace**
- **Provision for children/young people**
- **Allotments**
- **Playing pitches**

15.DC.101h 14/00982/FUL - Town Lane Farm, Town Lane, Heskin, Chorley, PR7 5QA

Speakers: objector - John Morgan, and the applicant’s agent - Chris Weetman

RESOLVED (11:0:3) – That planning permission be approved subject to conditions detailed within the report in the agenda and the additional conditions detailed in the addendum. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies

- Amenity greenspace
- Playing pitches

15.DC.101i 14/01051/FUL Hudora Kennels, The Common, Adlington, Chorley, PR7 4DT

Speaker: the applicant's agent - Chris Weetman

RESOLVED (13:0:1) - That planning permission be approved subject to conditions detailed within the report in the agenda. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies -

- Amenity greenspace
- Provision for children/young people
- Allotments
- Playing pitches

15.DC.101j 14/01129/FUL - 100 Market Street, Chorley, PR7 2SL

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

15.DC.101k 14/01185/CB3 - Car park 15m north-west of 171A Chorley Road, Harding Street, Adlington

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

15.DC.102 Tree Preservation Order Number 12 (Chorley) 2014

Members of the Committee considered a report of the Chief Executive which sought formal confirmation of Tree Preservation Order No. 12 (Chorley) 2014 without modification.

No objections had been received in response to the making of the order.

RESOLVED (unanimously) – That formal confirmation of Tree Preservation Order No. 12 (Chorley) 2014 be approved without modification.

15.DC.103 Appeals and other decisions

The Director of Public Protection, Streetscene and Community submitted a report which informed Members of the Committee of two planning appeals that had been lodged with the Planning Inspectorate, one appeal that had been dismissed and an enforcement appeal that had been withdrawn.

RESOLVED – That the report be noted.

15.DC.104 Any urgent business previously agreed with the Chair

Members of the Committee were made aware that there were a number of outstanding applications that the Committee had resolved to approve subject to Section 106 agreement which were impacted by the changes to the National Planning Policy Guidance (NPPG).

RESOLVED (unanimously) – That the Director of Public Protection, Streetscene and Community, in consultation with the Chair of Development Control Committee, be given delegated authority to consider the outstanding applications in light of the changes to the NPPG and where appropriate change the resolution to comply with the amended guidance. In the event it was felt that there were special circumstances in relation to that application which justified a departure from the NPPG, the Director of Public Protection, Streetscene and Community in consultation with the Chair of Development Control Committee would bring those applications back to the Committee for consideration.

Chair

Date