



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

MEETING DATE Tuesday, 10 March 2015

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

RESERVES: Councillors John Dalton and Mike Handley

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

APOLOGIES: Councillors Henry Caunce, David Dickinson, Keith Iddon and Richard Toon

OTHER MEMBERS: Councillors Margaret France, Marion Lowe and Paul Leadbetter

15.DC.111 Minutes of meeting Tuesday, 10 February 2015 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.112 Declarations of Any Interests

There were no declarations of interest for any items on the agenda.

15.DC.113 Planning applications to be determined

The Director of Public Protection, Streetscene and Community submitted 15 reports for planning permission consideration.

In considering the applications, Members of the Committee took into account the agenda report, the addendum, and the verbal representations and submissions provided by officers and individuals.

15.DC.113a 14/00975/FUL - Brinscall Hall Farm, Dick Lane, Brinscall, PR6 8QL

(Councillor Danny Gee joined the meeting)

Registered speakers: Parish Councillor Chris Howard, Ward Councillor Margaret France and David Bailey (the applicant's agent)

RESOLVED (9:2:2) – That planning permission be granted subject to the conditions detailed within the report in the agenda and an additional condition to be delegated to officers to negotiate with the applicant requiring the facing of the building to be of stone or alternatively a mixture of stone and render and that the draft condition to be reported back to Chair and Vice-Chair of Development Control Committee for approval. 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 s106 legal agreement to secure payments in respect of deficits in the following typologies:

- **Amenity Greenspace**
- **Playing Pitches**

15.DC.113b 14/00376/OUT - Oak Drive, Chorley

Registered speakers: Ward Councillor Marion Lowe and Rodney Fulwood (applicant)

RESOLVED (9:3:1) – That the application for outline planning permission be refused on the following grounds:

- **Proximity of access to junction,**
- **Speed of traffic,**
- **In consideration of the NPPF's test of severity, it was felt that the impact on the highway would be severe.**

15.DC.113c 14/01279/FULMAJ - Land 200m south east of 132 Chorley Lane, Charnock Richard

Registered speakers: Ward Councillor Paul Leadbetter and Bill Fulster (applicant's agent)

RESOLVED (unanimously) – That full planning permission be refused for the following reason:

1. **The proposal was contrary to Policy 1 criterion (f) of the Core Strategy as it was not considered it would meet local need. It would have been inappropriate development in the Green Belt as it did not meet any of the exceptions set out in Paragraph 89 of the Framework and further harm would be caused to the openness of the Green Belt. It was not considered there were very special circumstances that would outweigh the harm. At a local policy level the proposal was contrary to Policy HS8 of the emerging Local Plan 2012-2026.**

15.DC.113d 14/01157/FULMAJ - Land west of 77 Doctors Lane, Ecclestone

Registered speaker: Geoff Bury (objector)

(Councillor Charlie Bromilow left the meeting at the beginning of this item briefly and returned to the meeting in time to hear the objector speak.)

RESOLVED (unanimously) – That members of the Development Control Committee were minded to refuse the application for full planning permission for the following reasons:

- 1. Non-compliance with Policy HS8 and that the scheme represents inappropriate development in the greenbelt.**
- 2. The evidence presented by the applicant on the lack of viability for the scheme does not justify the schemes non-compliance with Policy HS8.**

15.DC.113e 14/01332/FUL - 1 Lancaster Avenue, Clayton-le-Woods, Leyland, PR25 5TD

Registered speakers: Celine Stanfield (objector), Amy Duerden (supporter) and Victoria Adams (applicant)

RESOLVED (8:4:1) – That full planning permission be approved subject to the conditions detailed within the addendum.

(At this point the Chair announced a short adjournment.)

15.DC.113f 15/00028/FUL - Initial Textile Services, Botany Brow, Chorley

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

15.DC.113g 14/01316/FUL - Winter View Farm, Parr Lane, Ecclestone, Chorley, PR7 5RP

Registered speakers: Mike Taylor (objector) and Peter Benson (applicant)

RESOLVED (unanimously) – That the decision be deferred to allow members of the Development Control Committee time to visit the site of the proposals.

(Councillor June Molyneaux left the meeting.)

15.DC.113h 14/01336/FULMAJ - Nook Farm, Holker Lane, Ulnes Walton, Leyland, PR26 8LL

Registered speaker: Sophie Marshall (applicant's agent)

RESOLVED (unanimously) – That full planning permission be approved subject to the conditions detailed in the addendum.

15.DC.113i 14/01168/FUL - Oak Tree Hotel, 130 Preston Road, Coppull, Chorley, PR7 5ED

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

15.DC.113j 15/00058/FUL - The Barn, Dean Hall Lane, Euxton, Chorley - report deferred

The report was deferred to a future meeting of the Development Control Committee.

The Chair announced that the following two items which related to Morris Farm, Hollins Lane, White Coppice, Heapey would be taken as one item.

15.DC.113k 14/01303/FUL - Morris Farm, Hollins Lane, White Coppice, Heapey

RESOLVED (unanimously) - Full planning permission be approved subject to the 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:

- **Equipped Play Space**
- **Playing Pitches**

15.DC.113l 14/01304/LBC - Morris Farm, Hollins Lane, White Coppice, Heapey

RESOLVED (unanimously) – That listed building consent be approved subject to conditions detailed within the report in the agenda.

15.DC.113m 14/01297/OUT - St Peter's Vicarage, Harpers Lane, Chorley

Registered speaker: Joyce Nelson (objector)

RESOLVED (unanimously) – That the decision be deferred to allow members of the Development Control Committee time to visit the site of the proposals.

15.DC.113n 15/00039/FUL - Land and garages adjacent 26 Pear Tree Road, Croston

Registered speakers: Duncan Nicholson (objector), Ozma Khan (applicant's agent)

RESOLVED (10:2:0) – That full planning permission be approved subject to conditions detailed in the addendum.

15.DC.113o 15/00040/FUL - Garages, at Longfield Avenue, Coppull

Registered speaker: Ozma Khan (applicant's agent)

RESOLVED (11:0:1) – That full planning permission be approved subject to conditions detailed in the addendum.

15.DC.113p 15/00031/CB3 - Land north of 61 Chapel Street, Chorley

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

15.DC.114 Tree Preservation Orders

15.DC.114a Tree Preservation Order No.9 (Coppull) 2014

Members of the Committee considered a report from the Director of Public Protection, Streetscene and Community which sought confirmation of Tree Preservation Order No. 9 (Coppull) 2014 in light of objections received.

RESOLVED (unanimously) – That formal confirmation, without modification, of Tree Preservation Order No. 9 (Coppull) be approved.

15.DC.114b Tree Preservation Order Number 1 (Eccleston) 2015

Members of the Committee considered a report of the Chief Executive which sought formal confirmation of Tree Preservation Order Number 1 (Eccleston) 2015 without modification.

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

RESOLVED (unanimously) – That the formal confirmation, without modification, of Tree Preservation Order No. 1 (Eccleston) 2015 be approved.

15.DC.114c Tree Preservation Order Number 14 (Chorley) 2014

Members of the Committee considered a report of the Chief Executive which sought formal confirmation of Tree Preservation Order No. 14 (Chorley) 2014 without modification.

No objections were received in response to the making of the order.

RESOLVED (unanimously) – That formal confirmation, without modification, of Tree Preservation Order No. 14 (Chorley) be approved.

15.DC.115 Appeals and other decisions

The Director of Public Protection, Streetscene and Community submitted a report which informed members of the Committee of three planning appeals lodged with the Planning Inspectorate and details of a decision granted by Lancashire County Council.

RESOLVED (unanimously) – That the report be noted.

Chair

Date