

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

MEETING DATE Tuesday, 11 August 2015

MEMBERS PRESENT: Councillor June Molyneaux (Chair), Councillor Christopher France (Vice-Chair) and Councillors Aaron Beaver, Charlie Bromilow, Henry Counce, Paul Clark, John Dalton, Keith Iddon, Mick Muncaster, Richard Toon and Alan Whittaker

RESERVES: Councillors Eric Bell, Jean Cronshaw, Graham Dunn and Gordon France

OFFICERS: Paul Whittingham (Development Control Manager), Nicola Hopkins (Principal Planning Officer), Iain Crossland (Planning Assistant), Alex Jackson (Legal Services Team Leader) and Cathryn Filbin (Democratic and Member Services Officer)

APOLOGIES: Councillors Martin Boardman, Danny Gee, Alistair Morwood and Paul Walmsley

OTHER MEMBERS: Councillors Margaret France and Beverley Murray

15.DC.143 Minutes of meeting Tuesday, 14 July 2015 of Development Control Committee

RESOLVED – That the minutes of the meeting of the Development Control Committee on 14 July 2015 be approved as a correct record for signature by the Chair.

15.DC.144 Declarations of Any Interests

There were no declarations of interest received.

15.DC.145 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 reports, the addendum, and the verbal representations and submissions provided by officers and individuals.

Before deliberation of the reports for planning permission consideration commenced, the Development Control Manager reported the successful outcome of a recent judicial review by local authorities (to which Chorley Council offered support to in

terms of evidence) against the government's ministerial statement dated 28 November 2014, amending the National Planning Policy Framework (NPPF). The amendment affected small sites of 10 or less units whose combined area was less than 1000 sqm.

As a result, the ministerial statement and the NPPF guidance had been removed from the government's website.

The reports contained in the agenda had been updated in the addendum with officer recommendation reflecting the adoption of the SPD for open space and affordable housing provision.

15.DC.145a 15/00375/FULMAJ - Market Walk Extension, Union Street, Chorley

This application was withdrawn from the agenda.

15.DC.145b 15/00141/FUL - Woods Fold Saw Mill, Dole Lane, Abbey Village

Registered speakers: David Metcalfe (objector), Parish Councillor Adam Crompton, Ward Councillor Margaret France and Alan Croston (the applicant's agent)

A motion was proposed, and seconded, to refuse planning permission on the following grounds:

1. the impact it would have on the openness of the green belt,
2. the proposed reduction of traffic not being evidenced, and
3. that the scale and size of the development would be inappropriate.

When the motion was put to a vote it was lost (6:7:2).

RESOLVED (7:6:2) – That planning permission be approved subject to the conditions detailed within the report in the agenda, and the additional and amended conditions contained in the addendum.

15.DC.145c 15/00482/FULMAJ - Duxbury Park Phase 2 between Myles Standish Way and Duxbury Gardens, Myles Standish Way

Registered speakers: Emily Batchelor (objector), Ward Councillor Beverley Murray, Chris Betteridge (the applicant's agent).

RESOLVED (14:1:0) – That the decision be deferred to allow members of the Development Control Committee the opportunity to visit the site of the proposals.

15.DC.145d 15/00503/FUL - Euxton Park Golf Centre, Euxton Lane, Euxton, Chorley, PR7 6DL

The application was withdrawn.

15.DC.145e 15/00517/FUL - Unit 1, 60A Westhoughton Road, Adlington, Chorley, PR7 4ET

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

15.DC.145f 15/00485/FUL - Gilivervet, Garwood Equine Centre, Bolton Road, Anderton, Chorley, PR6 9HN

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

15.DC.145g 15/00577/FULMAJ - Chorley Rugby Union Club, Chancery Road, Astley Village Chorley, PR7 1XP

RESOLVED (unanimously) – That planning permission be approved subject to a supplemental Section 106 and the conditions contained in the addendum.

15.DC.145h 15/00556/OUT - Hole House Farm, Chorley Road, Heath Charnock

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

15.DC.145i 15/00383/FULMAJ - Land opposite Chancery Road, West Way, Astley Village

Registered speakers: David Jolly (objector) and Chris Weetman (the applicant's agent).

RESOVLED (14:0:1) – That planning permission be approved subject to the conditions detailed within the report in the agenda and the additional and amended conditions contained in the addendum.

15.DC.145j 15/00494/FUL - 30 New Street, Eccleston, Chorley, PR7 5TW

Registered speaker: Alison Kirby (applicant)

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

15.DC.145k 15/00428/COU - 161 Spendmore Lane, Coppull

Registered speaker: Susan Potter (applicant)

RESOLVED (unanimously) – That planning permission be approved subject to a Section 106 agreement and conditions detailed within the report in the agenda and the additional condition contained in the addendum.

15.DC.145l 15/00462/FUL - 5 The Orchard, Croston

Registered speaker: Stephen Merrill (objector)

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

15.DC.145m 15/00571/FUL - Tinklers House, Hoggs Lane, Chorley

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

15.DC.145n 15/00601/FUL - Two Corners Residential Care Home, 179 Preston Road, Whittle-le-Woods

Registered speaker: Roderick Nutter (objector)

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

Councillor Eric Bell left the room for the rest of the meeting.

15.DC.145o 15/00656/FUL - Ricmarlo, Preston Nook, Eccleston

RESOLVED (unanimously) – That planning permission be approved subject to a Section 106 and conditions detailed within the report in the agenda.

15.DC.146 Appeals and other decisions

The Director of Public Protection, Streetscene and Community submitted a report, and there was an update in the addendum, which informed Members of the Development Control Committee of the following notifications from the Planning Inspectorate:

- six planning appeals that had been lodged
- three planning appeals which had been dismissed
- two planning appeals allowed
- two enforcement appeals lodged

RESOLVED – That the report be noted.

Chair

Date