

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

MEETING DATE Tuesday, 8 September 2015

MEMBERS PRESENT: Councillor June Molyneaux (Chair), Councillor Christopher France (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Henry Counce, Paul Clark, John Dalton, Danny Gee, Keith Iddon, Alistair Morwood, Mick Muncaster, Richard Toon, Paul Walmsley and Alan Whittaker

RESERVES: Councillors Jean Cronshaw

OFFICERS: Paul Whittingham (Development Control Manager), Adele Hayes (Principal Planning Officer), Alex Jackson (Legal Services Team Leader), Caron Taylor (Senior Planning Officer) and Cathryn Filbin (Democratic and Member Services Officer)

APOLOGIES: Councillors Charlie Bromilow

OTHER MEMBERS: Councillors Peter Wilson

15.DC.147 Minutes of meeting Tuesday, 11 August 2015 of Development Control Committee

RESOLVED – That the minutes of the meeting of the Development Control Committee on 11 August 2015 be approved as a correct record for signature by the Chair.

15.DC.148 Declarations of Any Interests

There were no declarations of interest received.

15.DC.149 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 Committee took in to account the agenda reports, the addendum, and the verbal representations and submissions provided by officers and individuals.

15.DC.149a 15/00482/FULMAJ - Duxbury Park Phase 2, between Myles Standish Way and Duxbury Gardens, Myles Standish Way

REVOLSED (unanimously) – That the applicant’s request for the planning application to withdrawn from the agenda be approved.

15.DC.149b 15/00462/FUL - 5 The Orchard, Croston

Registered speaker: Helen Stevenson (objector)

A motion was proposed, and seconded, to refuse planning permission on the grounds that the application was over intensive use of the site and did not comply with the Council’s policy on garden grabbing. When the motion was put to the vote, the vote was lost (5:10:0).

RESOLVED (10:5:0) – That planning permission be approved subject to an associated legal agreement and the conditions detailed within the report in the agenda.

15.DC.149c 15/00562/FUL - Heath Paddock, Hut Lane, Heath Charnock

Registered speakers: Paul Sedgwick (agent for objectors), Mike Doherty (supporter) and Mike Linfoot (applicant)

RESOLVED (unanimously) –

- 1. That temporary conditional planning permission for 5 caravans be approved for 2 years and 6 months which will expire on 8 March 2018, subject to conditions detailed within the report in the agenda, the amended and additional conditions detailed in the addendum.**
- 2. Condition 4 to be amended to state that within 3 months of the expiry of planning permission or the land becoming vacant prior to the expiry of planning permission the following works shall be carried out:**
 - a. Excavate the hardstanding laid on the site and remove all the hardcore material laid to form the hardstanding from the land.**
 - b. Demolish the utility block and its concrete base and remove the materials resulting from the demolition from the land.**
 - c. Excavate the septic tank and remove the tank from the land.**
 - d. Demolish the electricity supply housing box and remove the materials resulting from the demolition from the land.**
 - e. Demolish the entrance pillars and gates from the vehicular access in the northwest corner of the application site and remove the materials resulting from the demolition from the land.**

Reason: To give the Local Authority control over the long term use of the land as the operations are inappropriate development in the Green Belt and not acceptable on a permanent basis.

- 3. That delegated authority to be given to the Director of Public Protection, Streetscene and Community in consultation with the Head of Governance and Property Services and the Chair and Vice Chair of the Development Control Committee to agree a mechanism to restrict the proposed development. If that mechanism to restrict the development**

could not be met the matter would be brought before the Development Control Committee for determination.

15.DC.149d 15/00506/REMAJ - Land surrounding Huyton Terrace, previously Baly Place Farm, Bolton Road, Adlington

Registered speakers: Jayne Cunliffe (objector), Councillor Peter Wilson (Ward Councillor) and Iain Carroll (applicant's agent)

RESOLVED (14:0:1) – That the reserved matters application be approved subject to conditions detailed within the report in the agenda.

15.DC.149e 15/00661/FUL - Car park adjacent to 48 Wood Lane, Heskin

Registered speakers: Sharon Foxwell (objector) and Andrew Marsden (applicant)

RESOLVED (10:4:1) – That planning permission be approved subject to conditions detailed within the report in the agenda and a S106 legal agreement.

15.DC.149f 15/00723/FUL - Land between 71 and 81 Station Road, Croston

Registered speaker: Carole Devol (objector)

RESOLVED (unanimously) – That planning permission be approved subject to the condition detailed in the addendum, the tabled conditions at the meeting, the additional conditions detailed to address drainage issues, and a S106 legal agreement.

15.DC.149g 15/00664/REMAJ - Land north of Lancaster Lane and bounded by Wigan Road and Shady Lane, Lancaster Lane, Clayton-le-Woods

RESOLVED (unanimously) – That the reserved matters application be approved subject to the conditions detailed in the report within the agenda.

Members of the Development Control Committee considered the following four applications on the Walled Garden, Astley Park, Chorley together.

15.DC.149h 15/00643/FUL - Walled Garden, Astley Park, Chorley

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

15.DC.149i 15/00644/LBC - Walled Garden, Astley Park, Chorley

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

15.DC.149j 15/00701/FUL - Walled Garden, Astley Park, Chorley

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

15.DC.149k 15/00702/LBC - Walled Garden, Astley Park, Chorley

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

15.DC.150 Tree Preservation Orders

15.DC.150a Tree Preservation Order Number 4 (Adlington) 2015

Members of the Development Control Committee considered a report from the Chief Executive which sought formal confirmation of Tree Preservation Order No. 4 (Adlington) 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 the Order be approved to afford permanent as opposed to provisional legal protection to the trees covered by the Order.

15.DC.150b Tree Preservation Order Number 5 (Euxton) 2015

Members of the Development Control Committee considered a report of the Chief Executive which sought formal confirmation of Tree Preservation Order No. 5 (Euxton) 2015 without modification.

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

RESOLVED (unanimously) – That formal confirmation of the Order without modification be approved to afford permanent as opposed to provisional legal protection to the trees covered by the Order.

Chair

Date