



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

MEETING DATE Tuesday, 15 December 2015

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

RESERVES: Councillors Eric Bell and Paul Leadbetter

OFFICERS: Paul Whittingham (Development Control Manager), Nicola Hopkins (Principal Planning Officer), Ian Heywood (Senior Planner (Conservation)), Alex Jackson (Legal Services Team Leader) and Cathryn Filbin (Democratic and Member Services Officer)

APOLOGIES: Councillors Henry Counce and Keith Iddon

15.DC.165 Minutes of meeting Tuesday, 17 November 2015 of Development Control Committee

RESOLVED – That the minutes of the Development Control Committee held on 17 November 2015 be approved as a correct record for signature by the Chair.

15.DC.166 Declarations of Any Interests

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

15.DC.167 Planning applications to be determined

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

In considering the applications, members of the Development Control Committee took in to account the agenda reports, the addendum, and the verbal representations and submissions provided by officers and individuals.

15.DC.167a 15/00949/S106A - Land to the north of Northenden Road with access off Moss Bank, Coppull

RESOLVED (unanimously) – That the request under Section 106A (1) of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation for affordable housing dated 8 September 2011 be approved.

15.DC.167b 15/00888/FULMAJ - Golden Acres Ltd, Plocks Farm, Liverpool Road, Bretherton

RESOLVED (unanimously) – That members of the Development Control Committee were minded to approve full planning permission subject to conditions detailed within the report in the agenda and the amended condition detailed in the addendum, following referral to the Secretary of State under the departure provisions.

15.DC.167c 15/00920/FUL - Land at Philipsons Farm, Higher House Lane, Heapey

The planning application was withdrawn by the applicant.

15.DC.167d 15/00961/FUL - Towngate Stables, Dark Lane, Mawdesley

Registered speakers: Roger Mallows (Mawdesley Parish Council) and Andrew Mawdesley (applicant).

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

15.DC.167e 15/01037/REMAJ - Group 1, Euxton Lane, Euxton

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

15.DC.167f 15/00482/FULMAJ - Duxbury Park Phase 2, between Myles Standish Way and Duxbury Gardens, Mayles Standish Way, Chorley

Registered speaker – Clive Mellings (applicant)

RESOLVED (unanimously) – That full planning permission be approved subject to an associated Section 106 agreement relating to the on-site affordable houses and the conditions detailed within the report in the agenda.

15.DC.168 Enforcement

15.DC.168a Building south of Sarscow Farm, Eccleston

The Director of Public Protection, Streetscene and Community submitted a report which sought authority to take enforcement action in respect of a breach of planning control caused by the erection of brick and concrete block walls and roof lintels to form a new building without planning permission.

The development constitutes inappropriate development in the Green Belt.

RESOLVED (unanimously) – That it was expedient to issue an Enforcement Notice to remedy the breach of planning control for the demolition of the brick and concrete block walls and roof lintels shown cross hatched on the plan accompanying the notice and the removal of materials resulting from the demolition from the land.

15.DC.168b Closegate Farm, Buckholes Lane, Wheelton

The Director of Public Protection, Streetscene and Community submitted a report that sought authority to take enforcement action in respect of the unauthorised use of land, in that without planning permission the change of use from residential curtilage, stables, cattery to a mixed use of residential curtilage, stables, cattery and use as a haulage yard.

The site had an authorised use as a dwelling, cattery and livery. The use of the land for a haulage yard had created a mixed planning use. Use as a haulage yard was an inappropriate use within the green belt which had resulted in a loss of amenities to neighbouring properties.

RESOLVED (unanimously) – That it was expedient to issue an Enforcement Notice to remedy the breach of planning control by -

- 1. ceasing the use of land as a haulage yard and removal of vehicles from the land, and;**
- 2. excavate the hardstanding area formed for the parking of haulage vehicles and removal of materials from the land.**

15.DC.168c 19 Chapel Lane, Hoghton

The Director of Public Protection, Streetscene and Community submitted a report which sought authority for the issue of an Enforcement Notice in respect of a breach of planning control in the erection of a single storey rear raised veranda.

Planning permission had been refused retrospectively to retain the veranda and an appeal lodged against that refusal was dismissed on appeal. The veranda remained in place and it was considered expedient to issue an enforcement notice to secure its removal.

RESOLVED (unanimously) – That is was expedient to issue an Enforcement Notice to remedy the breach of planning control for the demolition of the veranda and removal of the materials resulting from the demolition from the land.

15.DC.168d 209 Town Lane, Whittle-le-Woods

The Director of Public Protection, Streetscene and Community submitted a report which sought authority for the issue of an Enforcement Notice in respect of a breach of planning control by the erection of summerhouse/garden tool store.

Planning permission had been refused retrospectively to retain the summer house/garden tool store and the appeal lodged against that refusal had been dismissed. The development remained in place and it was therefore considered expedient to issue an enforcement notice to secure its removal.

RESOLVED (unanimously) – That it was expedient to issue an Enforcement Notice to remedy the breach of planning control for the demolition of the summerhouse/garden tool store and remove the materials resulting from the demolition from the land.

15.DC.168e Long Fold Farm, North Road, Bretherton

The Director of Public Protection, Streetscene and Community submitted a report which sought authority to issue an Enforcement Notice in respect of a breach of planning control in the erection of micro light and gyrocopter aircraft hangers.

There was no planning permission for the development on the land and the landowner had been advised that because the land was designated as Green Belt such development was considered inappropriate development and unacceptable in planning terms.

RESOLVED (unanimously) – That it was expedient to issue an Enforcement Notice to remedy the breach of planning control for the demolition of the micro light and gyrocopter aircraft hangers and removal of materials resulting from the demolition from the land for the reason contained in the addendum.

15.DC.169 Appeals and other decisions

The Director of Public Protection, Streetscene and Community submitted a report which provided information about two planning appeals that had been lodged with the Planning Inspectorate and one appeal that had been allowed between 3 August and 27 October 2015.

Members of the Development Control Committee were advised that further information had been received regarding appeals or other decisions which would be reported to the next meeting.

RESOLVED – That the report be noted.

15.DC.170 Any urgent business previously agreed with the Chair

The Chair wished those present a very happy Christmas and New Year.

Chair

Date