



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

MEETING DATE Tuesday, 26 July 2016

MEMBERS PRESENT: Councillor June Molyneaux (Chair), and Councillors Aaron Beaver, Charlie Bromilow, Henry Caunce, John Dalton, Tom Gray, Keith Iddon, Alistair Morwood, Mick Muncaster and Paul Walmsley

RESERVES: Councillors Jean Cronshaw, Graham Dunn, Gordon France and Paul Leadbetter

OFFICERS: Asim Khan (Director (Customer and Digital)), Paul Whittingham (Planning Services Manager), Alex Jackson (Legal Services Team Leader), Adele Hayes (Principal Planning Officer), Caron Taylor (Senior Planning Officer), Chris Smith (Planning Assistant) and Nina Neisser (Democratic and Member Services Officer).

APOLOGIES: Councillors Christopher France (Vice-Chair), Martin Boardman, Danny Gee and Richard Toon

16.DC.203 Minutes of meeting Tuesday, 21 June 2016 of Development Control Committee

RESOLVED – That the minutes of the Development Control Committee held on 21 June be approved as a correct record for signature by the Chair.

16.DC.204 Declarations of Any Interests

There was one declaration of interest declared:

Councillor Gordon France declared an interest in item 3b 14/00881/FUL – Brinscall Hall Farm, Dick Lane, Brinscall and left the meeting for consideration of this item.

16.DC.205 Planning applications to be determined

The Director of Customer and Digital submitted twelve 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.

a **16/00290/FULHH - 125 The Farthings, Astley Village, PR7 1SH**

Registered speakers: Scott Bracken (objector) and Alison Featonby (applicant)

RESOLVED (unanimously) – That planning permission be approved, subject to a condition regarding window placement in relation to the neighbouring property.

b **14/00881/FUL - Brinscall Hall Farm, Dick Lane, Brinscall**

Councillor Gordon France left the meeting for the debate and decision on planning proposal 3b – Brinscall Hall Farm, Dick Lane, Brinscall

Registered speaker: Margaret France (ward councillor)

RESOLVED (unanimously) – That determination of the application be deferred to allow officers to investigate and negotiate imposing an overage clause in a proposed Section 106 Agreement.

c **16/00365/FUL - Laneside Farm, Brown House Lane, Higher Wheelton, Chorley, PR6 8HR**

Councillor Gordon France returned

Registered speakers: Howard Elliott (objector), John Gilliver (supporter) and Katie Lewis-Pierpoint (agent)

RESOLVED (11:3:0) – That planning permission be refused, for the reasons set out below.

Reasons: By virtue of its size and scale the proposed development constitutes inappropriate development in the Green Belt that would have a significant impact on the openness of the Green Belt. The harm that would be caused through reason of inappropriateness is not outweighed by any evidence advanced in support of the application. The proposed development is, therefore, contrary to the National Planning Policy Framework and Central Lancashire Rural Development Supplementary Planning Document as the facilities in their entirety are not considered appropriate facilities for outdoor sport and recreation and would not preserve the openness of the Green Belt.

d **16/00332/ADV - Retreat Restaurants, 19 Church Street, Adlington, Chorley, PR7 4EX**

Registered speakers: Paul Pennington (objector) and Jeremy Guest (applicant)

RESOLVED (unanimously) – That retrospective advertising consent be approved, subject to a condition to limit the level of illumination insofar as it impacts on residents; the wording of such condition be delegated to the Director of Customer and Digital in consultation with the Chair and Vice-Chair.

e **16/00350/FUL - Retreat Restaurants, 19 Church Street, Adlington, Chorley, PR7 4EX**

Registered speakers: Paul Pennington (objector) and Jeremy Guest (applicant)

RESOLVED (13:0:1) – That planning permission be approved, subject to conditions outlined in the report.

f **16/00351/LBC - Retreat Restaurants, 19 Church Street, Adlington, Chorley, PR7 4EX**

Registered speakers: Paul Pennington (objector) and Jeremy Guest (applicant)

RESOLVED (unanimously) – That listed building consent be approved, subject to conditions outlined in the report.

g **16/00192/FULMAJ - The Arts Partnership, Chorley Community Centre, Railway Street, Chorley, PR7 2TZ**

The Senior Planning Officer explained to committee that part of the application site is owned by the Council.

Registered Speakers: Simon Parkinson (objector) and Rob Carter (agent)

RESOLVED (unanimously) – That full planning permission be approved, subject to conditions outlined in the report and an additional construction management and demolition condition.

h **16/00213/FULMAJ - Adlington Hall Farm, The Common, Adlington, Chorley, PR7 4DT**

Registered speaker: Paul Bowling (applicant)

RESOLVED (unanimously) – That full planning permission be approved, with timing of the decision notice delegated to the Director of Customer and Digital in consultation with the Chair and Vice-Chair so that any appropriate conditions may be imposed in accordance with the bore hole drilling report which has yet to be received.

i **16/00522/P3PAO - Orcheton House Farm, Wood Lane, Heskin, Chorley, PR7 5PA**

Registered speakers: Francis Waite (objector) and Alan Whittaker (ward councillor)

RESOLVED (13:0:1) – That prior approval be refused, for the reasons set out below.

Reasons: The Council considers that the application does not meet the prior approval requirements set out in Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 due to the extent of the works necessary to convert the building which will require new structural elements. In addition the Council are not satisfied that the building was solely used for an agricultural use as part of an established agricultural unit on 20th March 2013.

j **16/00374/FULMAJ - Land 80M North Of Swansey Lane And Bounded By The Elms, Swansey Lane, Whittle-Le-Woods**

RESOLVED (13:0:1) – That full planning permission be approved, subject to the conditions in the addendum and subject to a Section 106 Agreement and the final wording of the conditions requested by LCC Highways be delegated to the Director of Customer and Digital in consultation with the Chair and Vice-Chair; together with a similar delegation to consider imposition of clawback/overage in the S.106 Agreement to secure commuted sums.

k **16/00303/FULMAJ - Grundys Farm, Clover Road, Chorley, PR7 2NL**

Registered speaker: Steven Gallagher (agent)

RESOLVED (unanimously) – That full planning permission be approved, subject to conditions outlined in the report.

I **16/00390/FUL - Lyons Lane, Chorley, PR6 0PJ**

RESOLVED (unanimously) – That planning permission be approved, subject to conditions outlined in the report.

16.DC.206 Appeals and Other Decisions

The Director of Customer and Digital submitted a report for information on planning appeals received from Lancashire County Council and other bodies between 26 April and 15 July.

Three appeals had been lodged with the Planning Inspector against planning permission refusal, one appeal had been lodged against non-determination and a further three separate planning appeals had been dismissed.

RESOLVED – That the report be noted.

Chair

Date