

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

MEETING DATE Tuesday, 11 September 2018

MEMBERS PRESENT: Councillor June Molyneaux (Chair), Councillor Christopher France (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Jean Cronshaw, John Dalton, Gordon France, Danny Gee, Yvonne Hargreaves, Keith Iddon, Alistair Morwood, Paul Walmsley, Neville Whitham, and Alan Whittaker

OFFICERS: Adele Hayes (Planning Services Manager), Iain Crossland (Acting Principal Planning Officer), Alex Jackson (Legal Services Team Leader) and Nina Neisser (Democratic and Member Services Officer)

APOLOGIES: Councillor Henry Caunce, Tom Gray and Steve Murfitt

OTHER MEMBERS: Councillor Margaret France

18.DC.28 Minutes of meeting Tuesday, 14 August 2018 of Development Control Committee

RESOLVED – That the minutes of the Development Control Committee held on 14 August 2018 be approved as a correct record for signature by the Chair.

18.DC.29 Declarations of Any Interests

There were two declarations of interest received.

Councillors Martin Boardman and Yvonne Hargreaves declared an interest on item 3g 18/00416/OUT – Latvian Consulate, Pemberton House Farm, Park Hall Road, Charnock Richard, Chorley, PR7 5LP and left the meeting for consideration of this item.

18.DC.30 Planning applications to be determined

The Director of Customer and Digital submitted seven items for 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 16/00575/OUT - Land to the Rear of 378-386 Blackburn Road, Higher Wheelton

Registered speakers: Victoria MacLachan (Objector), Margaret France (Ward Councillor) and Bryony Cartledge (Agent).

After careful consideration, it was proposed by Councillor Gordon France that the application be refused on grounds of access and highway safety and tree protection. The motion was seconded by Councillor Christopher France. A vote was taken and the motion was lost (6:8:0).

It was proposed by Councillor Paul Walmsley, seconded by Councillor Martin Boardman and subsequently **RESOLVED (8:5:1) – That outline planning permission be granted, subject to conditions in the report.**

b 18/00331/FUL - 5 Glamis Drive, Chorley, PR7 1LX

Registered speaker: David Trotter/Gareth Taylor (Objectors – shared 3 minutes) and Chris Weetman (Agent).

After careful consideration, it was proposed by Councillor Paul Walmsley, seconded by Councillor Alan Whittaker and subsequently **RESOLVED (9:5:0) – That planning permission be refused for the reasons set out below:**

- 1. Members considered that the application site does not comprise an infill plot and that the proposed development is, therefore, contrary to policy HS3 of the Chorley Local Plan 2012 - 2026.**

c 18/00521/FUL - Sarscow Farm, Sarscow Lane, Eccleston, Leyland, PR26 8LS

Registered speakers: Richard Iddon (Objector) and Andrew Roberts (Applicant)

After careful consideration, it was proposed by Councillor Alan Whittaker, seconded by Councillor Paul Walmsley and subsequently **RESOLVED (unanimously) – That full planning permission be refused for the reasons in the report as outlined below:**

- 1. The proposed development would be inappropriate development in the Green Belt therefore harmful by definition. There would also be other harm to the Green Belt through encroachment into the countryside. It is not considered that there are very special circumstances to overcome the definitional harm to the Green Belt and additional harm. The proposal is therefore contrary to the National Planning Policy Framework.**
- 2. Due to the rural character of the location, and narrow tree lined character of Sarscow Lane that provides a public right of way the construction of four passing places would be harmful to the landscape character through the loss of trees, hedgerows and the urbanising effect of the road widening works contrary to policies BNE1, HS9, and EP3 of the Chorley Local Plan 2012 – 2026.**

d 17/01081/FUL - St Catherine's Hospice, Clifford Street

Registered speaker: Chris Weetman (Agent)

After careful consideration, it was proposed by Councillor Danny Gee, seconded by Councillor Christopher France and subsequently **RESOLVED (unanimously) – That full planning permission granted, subject to conditions in the report.**

e 18/00631/FUL - Elite Plumbing, Unit 21, Highfield Industrial Estate, North Street, Chorley, PR7 1QD

Registered speaker: Chris Weetman (Agent)

After careful consideration, it was proposed by Councillor Christopher France, seconded by Councillor Paul Walmsley and subsequently **RESOLVED (unanimously) – That the decision be deferred to allow Members of the Development Control Committee the opportunity to visit the site of the proposals.**

f 18/00721/FUL - Woods Fold Saw Mill, Dole Lane, Abbey Village, Chorley, PR6 8EB

After careful consideration, it was proposed by Councillor Paul Walmsley, seconded by Councillor Keith Iddon and subsequently **RESOLVED (12:0:2) – That full planning permission be granted, subject to conditions in the report. It was agreed that officers seek agreement from the applicant for a condition regarding the hours of operation; the wording of which be delegated to the Director of Customer and Digital in consultation with the Chair and Vice-Chair.**

Councillors Martin Boardman and Yvonne Hargreaves left the room.

g 18/00416/OUT - Latvian Consulate, Pemberton House Farm, Park Hall Road, Charnock Richard, Chorley, PR7 5LP

Registered speaker: Chris Weetman (Agent)

After careful consideration, it was proposed by Councillor Paul Walmsley, seconded by Councillor Keith Iddon and subsequently **RESOLVED (11:0:1) – That outline planning permission be granted, subject to conditions in the report as amended in the addendum and a Section 106 Agreement to secure a commuted sum payment in lieu of 35% affordable provision on site and a financial contribution towards the provision or improvement of public open space.**

Councillors Martin Boardman and Yvonne Hargreaves returned.

18.DC.31 Planning Appeals and Decisions Received between 6 July 2018 and 31 August

The Director of Customer and Digital present a report which set out planning appeals and decisions received between 6 July and 31 August 2018.

Three appeals had been lodged and one appeal had been allowed.

Chair

Date