

**MINUTES OF DEVELOPMENT CONTROL COMMITTEE**

**MEETING DATE** Tuesday, 11 December 2018

**MEMBERS PRESENT:** Councillor June Molyneaux (Chair), Councillor Christopher France (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, John Dalton, Danny Gee, Yvonne Hargreaves, Keith Iddon, Steve Murfitt, Neville Whitham and Alan Whittaker

**RESERVES:** Councillors Jean Cronshaw and Gordon France

**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:** Councillors Henry Counce, Tom Gray, Alistair Morwood and Paul Walmsley

**OTHER MEMBERS:** Councillors Peter Wilson, Greg Morgan and Paul Leadbetter

**18.DC.44 Minutes of meeting Wednesday, 21 November 2018 of Development Control Committee**

**Decision – That the minutes of the Development Control Committee held on 21 November 2018 be approved as a correct record for signature by the Chair.**

**18.DC.45 Declarations of Any Interests**

There were three declarations of interests received.

Councillors Aaron Beaver and Yvonne Hargreaves declared an interest on item 3c 18/00975/FUL – Holmes Farm, Sandy Lane, Brindle, Chorley, PR6 8LZ and left the meeting for consideration of this item.

Councillor Yvonne Hargreaves declared an interest on item 3f 18/00893/FUL – Pole Green Nurseries, Church Lane, Charnock Richard, Chorley, PR7 5NH and left the meeting for consideration of this item.

**18.DC.46 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.

Due to special circumstances the Chair agreed that item 3g 18/00894/FUL Barracks Farm, 1 Chapel Lane, Hoghton, Preston be considered first on the agenda.

**a 18/00894/FUL - Barracks Farm, 1 Chapel Lane, Hoghton, Preston**

Registered speakers: Maria Pace (Objector) and Richard Bramley (Agent)

After careful consideration it was proposed by Councillor Alan Whittaker, seconded by Councillor Gordon France and a decision was subsequently taken (unanimously) **that the decision be deferred to allow Members of the Development Control Committee the opportunity to visit the site of the proposals.**

**b 18/00800/OUT - Land Adjacent to 8 Miller Avenue, Abbey Village**

Registered speaker: Peter Gilkes (Agent)

After careful consideration it was proposed by Councillor Keith Iddon, seconded by Councillor Martin Boardman and a decision was subsequently taken (9:0:4) **that outline planning permission be granted, subject to conditions in the report.**

**c 18/00746/FUL - Land Adjacent to 1 Melling Close, Bolton Road, Adlington**

Registered speakers: John Hayes (Objector) and Peter Wilson (Ward Councillor)

After careful consideration it was proposed by Councillor Martin Boardman, seconded by Councillor Chris France, and a decision was subsequently taken (unanimously) **that full planning permission be refused for the reason set out below;**

**The proposed development by reason of its siting and scale would result in a loss of light and overbearing and oppressive environment for the occupiers of the adjacent property, 62A Bolton Road, which would be detrimental to the level of residential amenity they currently enjoy. The proposed development is, therefore, contrary to policy 17 of the Central Lancashire Core Strategy (2012), policy BNE1 of the Chorley Local Plan (2012-20126).**

*Councillors Aaron Beaver and Yvonne Hargreaves left the meeting.*

**d 18/00975/FUL - Holmes Farm, Sandy Lane, Brindle, Chorley, PR6 8LZ**

Registered speakers: Michael McCauley (Objector) and Mark Long (Supporter)

The Planning Services Manager read out comments received from Cllr Sheila Long. After careful consideration it was proposed by Councillor Chris France, seconded by Councillor Martin Boardman and a decision was subsequently taken (8:3:0) **that full planning permission be granted for a temporary period of two years to allow the impact of the proposal to be monitored and subject to conditions in the report.**

*Councillor Aaron Beaver and Yvonne Hargreaves returned.*

**e 18/00586/FUL - Land at the rear of 63 and 67 Bolton Road, Chorley**

After careful consideration it was proposed by Councillor Chris France, seconded by Councillor Keith Iddon and a decision was subsequently taken (unanimously) **that full planning permission be granted, subject to conditions in the report and a Section 106 Obligation to secure the provision of a commuted sum for the provision of new play equipment at Tatton Recreation Ground.**

**f 18/00797/FUL - JR's Ale House, 20 Church Street, Adlington, Chorley, PR7 4EX**

Registered speaker: Michael Ross (Applicant)

After careful consideration it was proposed by Councillor Chris France, seconded by Councillor Alan Whittaker and a decision was subsequently taken (12:1:0) **that full planning permission was refused for the following reasons:**

- 1) The proposed development, as a result of internal noise generation, would have an unacceptable adverse impact on the amenity of the neighbouring occupiers of nos. 18A, 18B and 18C Church Street contrary to policies EP9 and BNE1 of the Chorley Local Plan 2012 – 2026.**
- 2) The proposed development would result in people congregating outside of an enclosed building that would result in noise and disturbance, which would be harmful to the amenity of neighbouring occupiers, contrary to policies EP9 and BNE1 of the Chorley Local Plan 2012 – 2026.**

*Councillor Yvonne Hargreaves left the meeting.*

**g 18/00893/FUL - Pole Green Nurseries, Church Lane, Charnock Richard, Chorley, PR7 5NH**

Registered speaker: Paul Leadbetter (Ward Councillor)

*Councillor Keith Iddon left the room and did not partake in the discussion or vote.*

After careful consideration it was proposed by Councillor Chris France, seconded by Councillor Alan Whittaker and a decision was subsequently taken (unanimously) **that full planning permission be granted, subject to conditions in the report in addition to a condition requiring plans to be submitted for approval by the Council showing the position of a new hedgerow and ensuring that that it be maintained along the northern boundary of the site; the wording of which be delegated to the Director of Customer and Digital in consultation with the Chair and Vice-Chair.**

*Councillors Yvonne Hargreaves and Keith Iddon returned.*

**18.DC.47 Planning Appeals and Decisions Received between 29 October 2018 and 3 December 2018**

The Director of Customer and Digital submitted a report which set out planning appeals and decisions received between 9 October and 3 December 2018.

Four planning appeals were lodged, and two appeals had been dismissed.

**18.DC.48 Any urgent business previously agreed with the Chair**

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

Chair

Date