



**MINUTES OF DEVELOPMENT CONTROL COMMITTEE**

**MEETING DATE** Tuesday, 27 March 2018

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

**OFFICERS:** Asim Khan (Director (Customer and Digital)), Alex Jackson (Legal Services Team Leader), Adele Hayes (Planning Services Manager), Iain Crossland (Acting Principal Planning Officer) and Dianne Scambler (Democratic and Member Services Officer)

**APOLOGIES:** Councillor Gordon France and Tom Gray

**OTHER MEMBERS:** Councillor Alan Whittaker

**18.DC.11 Minutes of meeting Tuesday, 6 March 2018 of Development Control Committee**

**RESOLVED – That the minutes of the Development Control Committee held on 6 March 2018 be approved as a correct record for signing by the Chair.**

**18.DC.12 Declarations of Any Interests**

There were no declarations of any interests.

**18.DC.13 Planning applications to be determined**

The Director of Customer and Digital submitted one report for consideration. In considering the application, members of the Development Control Committee took into account the agenda report, and to follow item, the addendum and the verbal representations and submissions provided by officers and individuals.

**a 17/00710/OUTMAJ - Camelot Theme Park, Park Hall Road, Charnock Richard, Chorley PR7 5LP**

Registered speakers: Frances Waite (Objector), Parish Councillor Allan Shaw (Charnock Richard Parish Council), Councillor Alan Whittaker (Ward Councillor) and Colin Wood (Applicant's Agent)

After careful consideration, it was proposed by Councillor Keith Iddon, seconded by Councillor Paul Walmsley, and subsequently **RESOLVED (Unanimously) – That outline planning permission be refused for the following reasons:**

- 1. The proposed development would have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development on that part of the site that is previously developed and would, therefore, be inappropriate development in the Green Belt. Substantial weight attaches to the harm to the Green Belt by reason of inappropriateness and further harm arising here by reason of the impact of the proposed development on the openness of the Green Belt. The benefits associated with the proposed development would not clearly outweigh the harm resulting and, therefore, do not constitute, individually or cumulatively, very special circumstances required if inappropriate development is to be approved in the Green Belt in accordance with paragraph 88 of the National Planning Policy Framework.**
- 2. The site lies in an area not identified for growth within policy 1 of the Central Lancashire Core Strategy, which seeks to direct growth and investment towards the most sustainable locations. The proposed development is not small scale or limited to appropriate infilling, conversion of buildings or meeting local need. The benefits associated with the proposed development do not amount to exceptional reasons for the larger scale redevelopment proposed and the development is, therefore, contrary to policy 1 of the Central Lancashire Core Strategy and the spatial vision that underlies it. The presumption in favour of sustainable development set out at paragraph 14 of the National Planning Policy Framework does not, therefore, apply to the proposed development.**
- 3. The proposed development would be located in an area not identified for growth within policy 1 of the Central Lancashire Core Strategy. The Council has in excess of a five year housing land supply and there are no exceptional circumstances to justify the provision of new housing in this location. The proposed development is, therefore, contrary to the National Planning Policy Framework and conflicts with policy 1 of the Central Lancashire Core Strategy. The presumption in favour of sustainable development set out at paragraph 14 of the National Planning Policy Framework does not, therefore, apply to the proposed development.**

Chair

Date