

MINUTES OF PLANNING COMMITTEE

MEETING DATE Tuesday, 10 December 2019

MEMBERS PRESENT: Councillor June Molyneaux (Chair), and Councillors Aaron Beaver, Martin Boardman, John Dalton, Gordon France, Danny Gee, Tom Gray, Yvonne Hargreaves, Alex Hilton, Alistair Morwood, Neville Whitham and Alan Whittaker

RESERVES: Councillor Steve Holgate

OFFICERS: Adele Hayes (Service Lead - Planning), Iain Crossland (Principal Planning Officer), Alex Jackson (Legal Services Team Leader) and Philippa Braithwaite (Democratic and Member Services Officer)

APOLOGIES: Councillor Chris France

OTHER MEMBERS: Councillors Debra Platt, Julia Berry, Alistair Bradley and Margaret France

19.P.23 Minutes of meeting Tuesday, 12 November 2019 of Planning Committee

Decision – That the minutes of the Planning Committee meeting held on 12 November 2019 be approved as a correct record for signature by the Chair.

19.P.24 Declarations of Any Interests

There were no declarations of interest received.

19.P.25 Planning applications to be determined

The Director of Customer and Digital submitted eight items for consideration. In considering the applications, Members of the Planning Committee took into account the agenda reports, the addendum and the verbal representations and submissions provided by officers and individuals.

a 19/00825/REM - Land Adjacent 8 Miller Avenue, Abbey Village

Registered speakers: Michael Matulewicz (Objector), Councillor Margaret France (Ward Councillor) and Sophie Marshall (Agent).

After careful consideration, it was proposed by Councillor Martin Boardman, seconded by Councillor Gordon France and a decision was subsequently taken (10:2:1) **that the application be refused for the reasons set out below:**

1. The scale, massing and external appearance of the proposed dwellings would result in an unacceptable harmful impact on the character, appearance and setting of the Abbey Village Conservation Area and the grade II listed Abbey Mill, both of which are designated heritage assets, such that the development would fail to preserve the significance of these designated heritage assets, and is, therefore, considered to be contrary to S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policy 16 of the Core Strategy and policy BNE8 of the Adopted Chorley Local Plan 2012 - 2026.

2. The scale, massing and external appearance of the proposed dwellings would result in an unacceptable impact on the appearance of the street scene and character of the surrounding area. The proposed development is, therefore, contrary to policy BNE1 of the Adopted Chorley Local Plan 2012 – 2026.

b 19/00361/FULMAJ - Playing Field To Rear Of Houses, Greenside, Euxton

Registered speaker: Oliver Chan (Agent)

After careful consideration, it was proposed by Councillor Danny Gee that the decision be refused. The motion was seconded by Councillor Tommy Gray. A vote was taken, and the motion was lost (4:9:0).

It was proposed by Councillor Alex Hilton, seconded by Councillor Alistair Morwood and a decision was subsequently taken (9:4:0) **that planning permission be granted, subject to conditions set out in the addendum, and a S106 legal agreement to secure the provision of affordable housing and an off-site contribution to public open space.**

c 19/00683/FUL - 31 - 33 Cunliffe Street

Registered speaker: Malcolm Beverley (Objector)

After careful consideration, it was proposed by Councillor Steve Holgate, seconded by Councillor Gordon France and a decision was subsequently taken (unanimously) **that the decision be deferred to allow members of the Planning Committee the opportunity to visit the site of the proposals.**

d 19/00645/CLEUD - Land Adjacent To Wigan Lodge, Wigan Lane, Chorley, Duxbury Chorley PR7 4DB

Registered speakers: Emma Holt (Objector), Alistair Bradley (Ward Councillor), and Josh Hellowell (Agent).

After careful consideration, it was proposed by Councillor Alistair Morwood, seconded by Councillor Martin Boardman and a decision was subsequently taken (unanimously) **that the Lawful Development Certificate be granted.**

e 19/00375/FUL - Land Adjacent To Wigan Lodge

Registered speakers: Emma Holt (Objector), Alistair Bradley (Ward Councillor), and Josh Hellowell (Agent).

After careful consideration, it was proposed by Councillor Holgate, seconded by Councillor Yvonne Hargreaves and a decision was subsequently taken (unanimously) **that planning permission be refused for the reason set out below:**

The development is inappropriate development in the Green Belt, which is harmful by definition. It fails to preserve the openness of the Green Belt and conflicts with the third purpose of the Green Belt due to encroachment into the countryside. Other harm arises from the poor-quality design of the gate and fence which appear as prominent, incongruous features, which have an urbanising effect, to the detriment of the street scene and the rural locality. The development is, therefore, contrary to the National Planning Policy Framework at Chapter 13 and policy BNE1 (Design Criteria for New Development) of the adopted Chorley Local Plan 2012-2026.

f 19/00916/FUL - Lowe Farm Cottage, Leyland Lane, Ulnes Walton

Registered speaker: Nathan Tonge (Agent)

After careful consideration, it was proposed by Councillor Steve Holgate, seconded by Councillor Alistair Morwood and a decision was subsequently taken (unanimously) **that planning permission be granted, subject to conditions set out in the addendum.**

g 19/01007/FUL - 38 Park Road, Chorley

After careful consideration, it was proposed by Councillor Alistair Morwood, seconded by Councillor Alex Hilton and a decision was subsequently taken (unanimously) **that planning permission be granted, subject to conditions set out in the addendum.**

h 19/00906/REM - Land North of The Railway Public House, Wigan Road, Euxton

Registered speaker: Maurice Castle (Objector)

After careful consideration, it was proposed by Councillor Yvonne Hargreaves, seconded by Councillor Martin Boardman and a decision was subsequently taken (unanimously) **that planning permission be granted, subject to conditions set out in the report.**

19.P.26 Planning Appeals and Decisions Received Between 30 September 2019 and 30 November 2019

The Director of Customer and Digital submitted a report which set out planning appeals and decisions received between 30 September 2019 and 30 November 2019.

Chair

Date