

Planning Committee

Tuesday, 10th August 2021, 6.30 pm

Council Chamber, Town Hall, Chorley and YouTube

Agenda

Important Information Regarding Covid-19

In response to the current government guidance surrounding the COVID-19 pandemic, this meeting will be held with hybrid measures in place.

Committee members must take part in person at the COVID-secure Town Hall if they wish to vote, in accordance with regulations.

[Members of the public are kindly asked to watch the proceedings via a YouTube livestream by clicking here.](#)

Apologies

1 **Minutes of meeting Tuesday, 13 July 2021 of Planning Committee**

(Pages 3 - 6)

2 **Declarations of Any Interests**

Members are reminded of their responsibility to declare any pecuniary interest in respect of matters contained in this agenda.

If you have a pecuniary interest you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

3 **Planning applications to be determined**

The Director (Planning and Development) has submitted nine items for planning applications to be determined.

Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to the current planning applications on our website.

<https://planning.chorley.gov.uk/online-applications/search.do?action=simple&searchType=Application>

a **20/01053/FULMAJ - Land South Of Mercer Court And East Of Westhoughton Road Adlington (Report to Follow)**

- b **21/00688/FUL - Whins Green Kitchen, Whins Lane, Wheelton, Chorley (Report to Follow)**
- c **21/00261/FUL - Land adjacent to 69-70 Long Meadows (Report to Follow)**
- d **21/00461/OUT - Withnell Barn Farm, Chorley Road, Withnell, Chorley, PR6 8ED (Report to Follow)**
- e **21/00601/CB3 - King Georges Field, Chorley Road, Adlington (Report to Follow)**
- f **21/00607/FUL - King Georges Field, Chorley Road, Adlington (Report to Follow)**
- g **21/00737/FULHH - Ro-Mar, Church Fold, Coppull, Chorley, PR7 4LZ (Report to Follow)**
- h **21/00281/FULHH - 12 Langton Close, Eccleston, Chorley, PR7 5UU (Report to Follow)**
- i **21/00624/FULHH - 3 Tormore Close, Heapey, Chorley, PR6 9BP (Report to Follow)**

4 **Appeals Report**

To receive and consider the report of the Director of Planning and Development (to follow).

5 **Proposed Confirmation of Chorley Borough Council TPO 1 (Heapey) 2021**

Report of the Director of Planning and Development (Report to Follow).

6 **Any urgent business previously agreed with the Chair**

Gary Hall
Chief Executive

Electronic agendas sent to Members of the Planning Committee Councillor June Molyneaux (Chair), Councillor Alex Hilton (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Magda Cullens, Gordon France, Peter Gabbott, Danny Gee, Tom Gray, Harold Heaton, Keith Iddon, Alistair Morwood and Alan Whittaker.

If you need this information in a different format, such as larger print or translation, please get in touch on 515151 or chorley.gov.uk

[To view the procedure for public questions/ speaking click here and scroll to page 119](#)



Minutes of **Planning Committee**

Meeting date **Tuesday, 13 July 2021**

Members present: Councillor June Molyneaux (Chair), Councillor Alex Hilton (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Magda Cullens, Gordon France, Peter Gabbott, Danny Gee, Tom Gray, Harold Heaton, Keith Iddon, Alistair Morwood and Alan Whittaker

Officers: Adele Hayes (Service Lead - Planning), Iain Crossland (Principal Planning Officer), Tasneem Safdar (Shared Legal Services Team Leader) and Nina Neisser (Democratic and Member Services Officer)

Other Members: Councillor Karen Derbyshire and Sarah Ainsworth

21.P.69 Minutes of meeting Tuesday, 15 June 2021 of Planning Committee

Decision – That the minutes of the Planning Committee meeting held on 15 June 2021 be approved as a correct record for signature by the Chair.

21.P.70 Declarations of Any Interests

There were no declarations of interest made.

21.P.71 Planning applications to be determined

The Director of Planning and Development submitted eleven 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.

21.P.72 20/01149/FUL - Land 60M West Of No. 3 Castle Walks

Registered speakers: Taryn Wilkinson (Objector) and Alison Davidson (Applicant)

After careful consideration, it was proposed by Councillor Alex Hilton, seconded by Councillor Peter Gabbott, and a decision was subsequently taken (10:2:1) that **full planning permission be refused for the reasons set out below;**

- 1. The proposed development would result in the loss of protected open space which is identified of high value and makes a significant contribution to the character of the area in terms of visual amenity. There is currently a deficit of amenity greenspace in the ward and the loss of this site would exacerbate this deficit. The proposal is, therefore, contrary**

to policy HW2 (Protection of Existing Open Space, Sport and Recreational Facilities) of the Chorley Local Plan 2012 -2026.

2. The proposed development would fail to meet the statutory test to preserve and would cause harm to both the character and appearance of the conservation area and the visual amenities of the area. The proposed development is, therefore, contrary to policies BNE1 and BNE8 of the Chorley Local Plan 2-12 -2026, policy 16 of the Central Lancashire Core Strategy (2012) and the National Planning Policy Framework at Chapter 16.
3. Insufficient information has been submitted to assess the archaeological value of the site which has significant potential as the site of castle, moat or other fortified structure. The proposed development is, therefore, contrary to policy BNE8 of the Chorley Local Plan 2012 -2026, policy 16 of the Central Lancashire Core Strategy (2012) and the National Planning Policy Framework at Chapter 16.
4. The application site falls within flood zone 3 and the Exception Test of paragraph 160 (A) of the Framework is failed as it is not considered that the wider sustainability benefits to the community have been demonstrated.

21.P.73 20/01053/FULMAJ - Land South Of Mercer Court And East Of Westhoughton Road, Adlington

This item was withdrawn from the agenda.

21.P.74 21/01255/FULMAJ - Parklands High School, Southport Road, Chorley, PR7 1LL

Registered speakers: Georgina White (Objector), Steve Mitchell (Supporter), Cllr Sarah Ainsworth (Ward Councillor) and Rhenden Pillay (Applicant)

After careful consideration, it was proposed by Councillor Alex Hilton that the application be refused. The motion was seconded by Councillor Danny Gee.

It was proposed by Councillor Gordon France and seconded by Councillor Martin Boardman that planning permission be granted, subject to conditions in the report.

A vote was taken on the substantive motion first and the motion was passed (7:6:0) that **full planning permission be refused for the reasons set out below;**

1. **The proposed airdome would result in an increased intensity of activity on this part of the site into the evenings and outside school times that would result in noise and disturbance, which would be harmful to the amenity of neighbouring residential occupiers contrary to policies HW1 and BNE1 of the Chorley Local Plan 2012 - 2026.**
2. **The proposed airdome would be harmful to the visual amenity and character of Great Wood, by reason of its size, scale, and incongruous appearance and is contrary to policies HW1 and BNE1 of the Chorley Local Plan 2012 - 2026.**

Cllr Whittaker left and did not partake in the remainder of the meeting.

21.P.75 20/01379/FUL - Buckshaw Hall, Knight Avenue, Buckshaw Village, Chorley, PR7 7HW

After careful consideration, it was proposed by Councillor Harold Heaton, seconded by Councillor Alistair Morwood, and a decision was subsequently taken (unanimously) that **full planning permission be granted, subject to conditions in the report as amended in the addendum and a S106 legal agreement to tie the profits from the sale of the proposed dwellings to the renovation of Buckshaw Hall.**

21.P.76 20/00987/FUL - Mediterranean At Robin Hood, Blue Stone Lane, Mawdesley

This item was withdrawn from the agenda.

21.P.77 21/00362/FUL - 209 Blackburn Road, Heapey, Chorley, PR6 8EP

Registered speakers: Matthew Harper (Objector) and Arronjay Fuller (Applicant)

After careful consideration, it was proposed by Councillor Alistair Morwood, seconded by Councillor Alex Hilton, and a decision was subsequently taken (11:1:0) that **full planning permission be granted, subject to conditions in the report.**

21.P.78 20/01381/FUL - Coppull Car And Commercial Repair Centre Ltd., Unit 3 And 5, Dickinson Industrial Estate, Moss Lane, Coppull, Chorley, PR7 5AL

Registered speakers: Steven Jones (Objector)

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

21.P.79 21/00261/FUL - Land adjacent to 69-70 Long Meadows, Chorley

This item was withdrawn from the agenda.

21.P.80 20/01087/FUL - Roecroft Farmhouse, Ulnes Walton Lane, Ulnes Walton, Leyland, PR26 8LT

After careful consideration, it was proposed by Councillor Martin Boardman, seconded by Councillor Harold Heaton, and a decision was subsequently taken (unanimously) that **full planning permission be granted, subject to conditions.**

21.P.81 21/00622/LBC - Roecroft Farmhouse, Ulnes Walton Lane, Ulnes Walton, Leyland, PR26 8LT

After careful consideration, it was proposed by Councillor Martin Boardman, seconded by Councillor Harold Heaton, and a decision was subsequently taken (unanimously) that **listed building consent be granted, subject to conditions.**

21.P.82 21/00601/CB3 - King Georges Field Play Area, Chorley Road, Adlington

This item was withdrawn from the agenda.

21.P.83 Appeals Report

Members noted the report of the Director of Planning and Development which set out planning appeals and decisions received between 7 June and 5 July.

Two planning appeals were lodged and validated and two planning appeals were dismissed.

Chair

Date