

Planning Committee

Tuesday, 11th October 2022, 6.30 pm

Council Chamber, Town Hall, Chorley and [YouTube](#)

Agenda

Apologies

- 1 **Minutes of meeting Wednesday, 21 September 2022 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 eight items for planning applications to be determined (enclosed).

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 **22/00413/FUL - Little Tiger, Bolton Road, Abbey Village, Chorley, PR6 8DA**
- b **22/00576/FULMAJ - Land Bounded By Parkhurst Avenue East Of Wigan Road, Clayton-Le-Woods**
- c **22/00692/FULMAJ - Cuerden Farm, Wigan Road, Clayton-Le-Woods, Leyland**
- d **21/01349/FULMAJ - The Swan With Two Necks, 1 - 3 Hollinshead Street, Chorley, PR7 1EP**

(To follow)

(To follow)

(To follow)

(To follow)

e	21/01350/LBC - The Swan With Two Necks, 1 - 3 Hollinshead Street, Chorley, PR7 1EP	(To follow)
f	22/00838/FUL - Seven Stars Inn, 84 - 86 Eaves Lane	(To follow)
g	22/00792/REMMAJ - Land Between Pear Tree Lane And School Lane, Pear Tree Lane, Euxton	(To follow)
h	22/00694/FUL - 105 Eaves Lane Chorley	(To follow)
4	Any urgent business previously agreed with the Chair	

Gary Hall
Chief Executive

Electronic agendas sent to Members of the Planning Committee Councillor June Molyneux (Chair), Councillor Alex Hilton (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Gordon France, Danny Gee, Tommy Gray, Harold Heaton, Keith Iddon, Alistair Morwood, Jean Sherwood, Neville Whitham 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** Wednesday, 21 September 2022**Committee Members present:** Councillor June Molyneaux (Chair), Councillor Alex Hilton (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Gordon France, Danny Gee, Adrian Lowe, Alistair Morwood, Jean Sherwood, Neville Whitham and Alan Whittaker**Committee Members present virtually (non-voting):** Councillors Keith Iddon**Officers:** Adele Hayes (Service Lead - Planning), Amy Aspinall (Senior Planning Officer) and Matthew Pawlyszyn (Democratic and Member Services Officer)**Apologies:** Councillors Harold Heaton and Tom Gray

A video recording of the public session of this meeting is available to view [on YouTube here](#)

43 Declarations of Any Interests

No interests were declared.

44 Minutes of meeting Tuesday, 12 July 2022 of Planning Committee

Resolved: The minutes of the meeting were (unanimously) approved as a correct record.

45 Planning applications to be determined

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

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>

46 21/00232/OUT - Land West Of 1 The Owls, Blue Stone Lane, Mawdesley

After careful consideration, it was proposed by Councillor Alan Whittaker, seconded by Councillor Gordon France that officer recommendations were rejected. It was then proposed by Councillor Alex Hilton, seconded by Councillor Alistair Morwood that officer recommendations were approved.

It was **resolved 8:3:0 that outline planning permission was granted, subject to conditions.**

47 21/01475/FULMAJ - DXC Technology, Euxton House, Euxton Lane, Euxton, Chorley

Public speaker: George Stevenson (applicant)

After careful consideration, it was proposed by Councillor Danny Gee, seconded by Councillor Adrian Lowe and subsequently **resolved 10:0:1 that planning permission was refused for the following reasons:**

- 1) The proposed development would result in an unacceptable reduction in the type and quantity of employment land supply contrary to policy 10 of the Central Lancashire Core Strategy.**
- 2) The application site is proposed in isolation from residential development patterns and associated amenities resulting in an unsustainable form of development. It would fail to provide connectivity with supporting amenities, which means that the development does not integrate or function well with the surrounding area. The proposal does not, therefore, secure a high-quality inclusive design. The proposal is, therefore, contrary to policy 17 of the Central Lancashire Core Strategy 2012 and the National Planning Policy Framework.**

48 22/00413/FUL - Little Tiger, Bolton Road, Abbey Village, Chorley, PR6 8DA

Public speakers: Mike Matulewicz (objector) and Councillor Margaret France (Ward Councillor).

After careful consideration, it was proposed by Councillor Martin Boardman, seconded by Councillor Gordon France that the item was deferred to allow a site visit.

It was **resolved 9:2:0 that the decision was deferred to allow Members of the Planning Committee the opportunity to visit the site.**

49 22/00451/FUL - Barracks Farm, 1 Chapel Lane, Hoghton, Preston

Public speakers: Hilary Hughes (objector) and Richard Bramley (agent).

After careful consideration, it was proposed by Councillor Alistair Morwood, seconded by Councillor Danny Gee and **resolved unanimously that planning permission was approved, subject to conditions and a section 106 agreement.**

50 22/00509/FUL - Roecroft Farmhouse, Ulnes Walton Lane, Ulnes Walton, Leyland, PR26 8LT

After careful consideration it was proposed by Councillor Martin Boardman, seconded by Councillor Jean Sherwood and subsequently **resolved 10:0:1 that planning permission granted, subject to conditions.**

51 22/00511/LBC - Roecroft Farmhouse, Ulnes Walton Lane, Ulnes Walton, Leyland, PR26 8LT

After careful consideration it was proposed by Councillor Martin Boardman, seconded by Councillor Jean Sherwood and subsequently **resolved 10:0:1 that listed building consent was granted, subject to conditions.**

52 22/00741/PIP - The Nurseries, Southport Road, Eccleston, Chorley, PR7 6ET

After careful consideration, it was proposed by Councillor Alistair Morwood, seconded by Aaron Beaver and subsequently **resolved unanimously that permission in principal was refused for the following reason:**

The proposed development would be located within the Green Belt as defined by the Chorley Local Plan 2012 – 2026. The proposed development is not considered to represent limited infilling and would be inappropriate development in the Green Belt and, therefore, harmful by definition. It is not considered that there are very special circumstances to overcome the definitional harm to the Green Belt. The proposal is, therefore, contrary to the National Planning Policy Framework, Policy 1(f) of the Central Lancashire Core Strategy and policy HS7 of the Chorley Local Plan 2012 – 2026.

53 21/01483/FULMAJ - Chorley And South Ribble District General Hospital, Preston Road. Chorley, PR7 1PP

After careful consideration, it was proposed by Councillor Alex Hilton, seconded by Councillor Adrian Lowe, and subsequently **resolved unanimously that Planning permission was approved, subject to conditions.**

54 22/00765/PIP - Land Opposite Hampton Grove, Wigan Road, Clayton-Le-Woods

After careful consideration, it was proposed by Councillor Martin Boardman, seconded by Councillor Alex Hilton, and **resolved 10:0:1 that Permission in principle was granted, subject to conditions.**

55 Appeals Report

Members noted the report of the Director of Planning and Development which set out planning appeals and decisions received between 16 May 2022 and 12 September 2022.

Chair

Date