

Planning Committee

Tuesday, 7th March 2023, 6.30 pm

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

Agenda

Apologies

1 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.

2 Minutes of meeting Tuesday, 7 February 2023 of Planning Committee

(Pages 3 - 6)

3 Planning applications to be determined

The Head of Planning and Enforcement has submitted six 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>

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|----------|---|-------------|
| a | 22/00719/FUL - St Peters Parish Club, Eaves Lane, Chorley, PR6 0DX | (To follow) |
| b | 21/00253/OUTMAJ - Land 150M North East Of 31 Paradise Street, Chorley | (To follow) |
| c | 23/00004/FUL - 10 Riley Green, Hoghton, Preston, PR5 0SL | (To follow) |
| d | 22/00912/REM - Lucas Green, Lucas Lane, Whittle-Le-Woods, Chorley, PR6 7DA | (To follow) |

e	22/01230/FULMAJ - Euxton Villa Football Club, Jim Fowler Memorial Playing Fields, Runshaw Hall Lane, Euxton, Chorley, PR7 6HQ	(To follow)
f	22/00864/FULMAJ - Highgrove House, Highfield Road North, Chorley, PR7 1PH	(To follow)
4	Tree Preservation Order No.2 (Euxton) 2022	(Pages 7 - 14)
5	Appeals Report	(To follow)
6	Any urgent business previously agreed with the Chair	

Chris Sinnott
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



Minutes of Planning Committee

Meeting date Tuesday, 7 February 2023

Committee Members present: Councillor June Molyneaux (Chair), Councillor Alex Hilton (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Gordon France, Tommy Gray, Harold Heaton, Keith Iddon, Alistair Morwood, Jean Sherwood, Arjun Singh, Neville Whitham and Alan Whittaker

Officers: Adele Hayes (Head of Planning and Enforcement), Iain Crossland (Principal Planning Officer), Alex Jackson (Legal Services Team Leader) and Matthew Pawlyszyn (Democratic and Member Services Officer).

Apologies: Councillor Danny Gee

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

98 Minutes of meeting Tuesday, 17 January 2023 of Planning Committee

Resolved: That the minutes be approved as a correct record.

99 Declarations of Any Interests

Councillor Tom Gray declared an interest in item **22/00989/FUL - Park View, Runshaw Lane, Euxton**

100 Planning applications to be determined

The Head of Planning and Enforcement has submitted nine 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](#).

101 21/00847/OUTMAJ - Land Next To 190 Blackburn Road, Heapey

Public speakers: Dr David Sands (Objector), Colin Grunstein (Parish Councillor), Councillor Jenny Whiffen (Ward Councillor) and Graham Love (Applicant/Agent)

After careful consideration, it was proposed by Councillor Gordon France, seconded by Councillor Jean Sherwood and **resolved (11 for, 0 against, and 2 abstained) that outline planning permission was refused for the following reasons:**

1. The proposed development is contrary to policy 1 of the Central Lancashire Core Strategy 2012 because the application site is not within an area that has been identified for growth and investment. The only types of development that would be considered acceptable in smaller villages such as Wheelton will be typically small scale and limited to appropriate infilling conversion of buildings and proposals to meet local needs, the proposal does not meet any of these criteria. No exceptional reasons have been put forward to support a larger scale development scheme.
2. The proposed development would not provide safe access for pedestrians and a sufficient level of cycling infrastructure. The proposal conflicts with paragraph 110 of the Framework and policies BNE1 and ST1 of the Chorley Local Plan 2012 to 2026 in this regard.

102 22/00983/OUTMAJ - Land To The West Of Gleadhill House Gardens, Dawbers Lane, Euxton

After careful consideration, it was proposed by Councillor Martin Boardman, seconded by Councillor Alistair Morwood, and **resolved unanimously that planning permission 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 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 and additional harm caused through a contribution to the unrestricted sprawl and encroachment. The proposal is, therefore, contrary to the National Planning Policy Framework.

103 22/00869/REMAJ - Land South Of Parr Lane, Eccleston

After careful consideration, it was proposed by Councillor Alex Hilton, seconded by Councillor Jean Sherwood, and **resolved unanimously that reserved matters consent was granted, subject to conditions, for the details of access, appearance, landscaping, layout and style.**

104 22/00989/FUL - Park View, Runshaw Lane, Euxton

Public speakers: Geoff Moss (Objector) and Anne-Marie Mawdesley (Applicant)

Councillor Tom Gray declared an interest in this item and left the meeting at 7:06pm

After careful consideration, it was proposed by Councillor Martin Boardman, seconded by Councillor Gordon France, and **resolved: unanimously that planning permission was granted, subject to conditions.**

105 22/00164/FUL - Wilbrook, Blue Stone Lane, Mawdesley, Ormskirk, L40 2RG

Public Speaker: Christie McDonald (Agent)

Councillor Tom Gray returned to the meeting 7:32pm

After careful consideration, it was proposed by Councillor Jean Sherwood, seconded by Councillor Martin Boardman, and **resolved unanimously that planning permission was granted, subject to conditions and a S106 legal agreement to secure a financial contribution of £402 for the provision of public open space.**

106 22/00719/FUL - St Peters Parish Club, Eaves Lane, Chorley, PR6 0DX

Public speakers: Suzanne Highcock (Objector), Councillor Adrian Lowe (Ward Councillor) and Matt Walton (Agent).

After careful consideration, it was proposed by Councillor Aaron Beaver, seconded by Councillor Alex Hilton to approve officer recommendations, it was also proposed by Councillor Alan Whittaker, seconded by Councillor Martin Boardman, and **resolved (10 for, 2 against, 1 abstain) that the application was deferred to allow Members to visit the site.**

107 22/00851/FUL - Woodend Farm, Parr Lane, Eccleston, Chorley, PR7 5RL

After careful consideration, it was proposed by Councillor Martin Boardman, seconded by Councillor Jean Sherwood, and **resolved (11 for, 1 against, 1 abstained) that planning permission was granted subject to conditions and a S106 legal agreement to secure a financial contribution of £111,906 towards the provision of off-site affordable housing.**

108 22/00852/LBC - Woodend Farm, Parr Lane, Eccleston, Chorley, PR7 5RL

After careful consideration, it was proposed by Councillor Martin Boardman, seconded by Councillor Jean Sherwood, and **resolved (12 for, 1 against, 0 abstain) that listed building consent was granted, subject to conditions.**

109 23/01179/FULMAJ - NIS Engineering Common Bank Industrial Estate, Ackhurst Road, Chorley, PR7 1NH

After careful consideration, it was proposed by Councillor Alex Hilton, seconded by Councillor Alistair Morwood, and **resolved unanimously that planning permission was granted subject to conditions.**

110 23/00004/FUL - 10 Riley Green, Hoghton, Preston, PR5 0SL

This item was withdrawn from the agenda.

Chair

Date



Report of	Meeting	Date
Head of Governance	Development Control Committee	07 th March 2023

PROPOSED CONFIRMATION OF TREE PRESERVATION ORDER NO.2 (EUXTON) 2022 WITHOUT MODIFICATION

PURPOSE OF REPORT

1. To consider formal confirmation of the Tree Preservation Order No.2 (Euxton) 2022 without modification.

RECOMMENDATION(S)

2. Formal confirmation of the Order affords permanent as opposed to provisional legal protection to the tree covered by the Order.

EXECUTIVE SUMMARY OF REPORT

3. Formal confirmation of the Order affords permanent as opposed to provisional legal protection to the tree covered by the Order. Not to confirm the Order would mean allowing the Order, and thereby the protection conferred on the trees covered by the Order to lapse

Confidential report Please bold as appropriate	Yes	No
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CORPORATE PRIORITIES

4. This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all	x	A strong local economy	
Clean, safe and healthy communities		An ambitious council that does more to meet the needs of residents and the local area	

BACKGROUND

5. The Order was made on the 05th August 2022. The Order was made and served along with the statutory notice prescribed in Regulations on all those with an interest in the land on which the trees are situated on the 05th August 2022. The Order was made because on the assessment of the Council's Tree Officer the trees make a valuable contribution to the visual amenity of the area, being prominently situated and clearly visible to the public and that their removal would have a significant impact on the environment and its enjoyment by the public.

- No objection has been received in response to the making of the above Order. It is therefore, now open to the Council to confirm the above Order as unopposed. The effect of formally confirming the Order will be to give permanent legal force to the Order, as opposed to provisional force, thereby making it an offence on a permanent basis to fell or otherwise lop, prune etc, any of the trees covered by the Orders without first having obtained lawful permission.

IMPLICATIONS OF REPORT

- This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	
No significant implications in this area	x	Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

- If the trees were to be lopped or pruned or chopped in breach of the order the Council would incur staff costs in any criminal investigation and prosecution. Staff costs in the Planning Department are also involved when dealing with applications for consent to work to protected trees.

COMMENTS OF THE MONITORING OFFICER

- The legal effect of the order and the consequences of breach are addressed within the body of the report.

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Sushma Nayee	01257 515151	09 January 2023	314282

Tree Preservation Order

Town and Country Planning Act 1990

The Tree Preservation Order No. 2 (Euxton) 2022

Chorley Borough Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order -

1. Citation

This Order may be cited Tree Preservation Order No.2 (Euxton) 2022

2. Interpretation

(1) In this Order "the authority" means Chorley Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

3. Effect

(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall —

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 5 day of August 2022

The Common Seal of Chorley Borough Council

was affixed to this Order in the presence of:



.....
Authorised Signatory



21612

CONFIRMATION OF ORDER

This Order was confirmed by Chorley Borough Council without modification on the [] day of []

OR

This Order was confirmed by Chorley Borough Council, subject to the modifications indicated by [], on the [] day of []

Signed on behalf of the Chorley Borough Council

.....

Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by Chorley Borough Council on the [] day of []

Signed on behalf of the Chorley Borough Council

.....

Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the Chorley Borough Council on the [] day of [] by a variation order under reference number [] a copy of which is attached.

Signed on behalf of the Chorley Borough Council

.....

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

[This Order was revoked by Chorley Borough Council on the [] day of []

Signed on behalf of the Chorley Borough Council

.....

Authorised by the Council to sign in that behalf

SCHEDULE

Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Oak	Briarwood 74 Balshaw Lane Euxton Chorley PR7 6HU
T2	Oak	Oakstead 11 Washington Lane Euxton Chorley PR7 6DE
T3	Oak	Oakstead 11 Washington Lane Euxton Chorley PR7 6DE



