

MINUTES OF PLANNING COMMITTEE

MEETING DATE Tuesday, 8 December 2020

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

RESERVES: Councillor Val Counce

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

APOLOGIES: Councillors John Dalton

20.P.79 Minutes of meeting Tuesday, 24 November 2020 of Planning Committee

Decision – That the minutes of the hybrid Planning Committee meeting held on 24 November 2020 be approved as a correct record for signature by the Chair.

20.P.80 Declarations of Any Interests

Councillor Boardman declared an interest on item 3d).

20.P.81 Planning applications to be determined

The Director of Customer and Digital submitted six 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.

20.P.82 19/01050/FUL - Wilbrook, Blue Stone Lane, Mawdesley

After careful consideration, it was proposed by Councillor Alistair Morwood that the application be refused. The motion was seconded by Councillor Alan Whittaker.

It was proposed by Councillor Martin Boardman and seconded by Councillor Aaron Beaver that planning permission be granted subject to conditions.

A vote was taken on the substantive motion first, and the motion was passed (7:4:2) that **planning permission be refused for the following reason;**

Due to the number of dwellings proposed and the regimented layout, with a cramped arrangement of parking and hardstanding areas which dominate the scheme, the proposal would result in overdevelopment of the site, to the detriment of the character and appearance of the area. The design of the proposed development is, therefore, contrary the National Planning Policy Framework, the Core Strategy and Policy BNE1 of the Chorley Local Plan 2012 - 2021.

20.P.83 20/00930/LBC - Astley Hall, Park Road, Chorley

After careful consideration, it was proposed by Councillor Aaron Beaver, seconded by Councillor Danny Gee, and a decision was subsequently taken (unanimously) that **Listed Building Consent be granted, subject to conditions in the report.**

20.P.84 20/00936/FUL - Whitegates, 75 Gorse Lane, Mawdesley, Ormskirk

After careful consideration, it was proposed by Councillor Alan Whittaker, seconded by Councillor Aaron Beaver, and a decision was subsequently taken (unanimously) that **planning permission be refused for the following reasons:**

- 1. The proposed development is inappropriate development in the Green Belt, which is harmful by definition and would also cause harm to the openness of the Green Belt. Substantial weight is attached to these harms and it is not considered that very special circumstances exist to justify the proposal. The proposed development, therefore, is contrary to the National Planning Policy Framework at Chapter 13.**
- 2. The presence, or otherwise, of bats has not been established as the surveys are out of date and, therefore, the impacts of the proposed development on this European protected species have not been fully assessed. The proposal is, therefore, contrary to policies BNE9 and BNE11 of the Chorley Local Plan 2012 – 2026.**

20.P.85 20/01004/FUL - Stalk Farm, High Street, Mawdesley, Ormskirk

Councillor Martin Boardman declared an interest on this item. He spoke as the applicant's representative on the item and did not partake in any further discussion following his time allocation and did not partake in the vote.

Registered speaker: Martin Boardman (Applicant's representative)

After careful consideration, it was proposed by Councillor Alistair Morwood and seconded by Councillor Gordon France, that **planning permission be granted, subject to conditions in the addendum.**

This proposal was put to the vote and recorded as follows:

FOR: Cllr Molyneaux, Cllr C France, Cllr Beaver, Cllr Caunce, Cllr G France, Cllr Gee, Cllr Gray, Cllr Hargreaves, Cllr Hilton, Cllr Morwood, Cllr Whitham

AGAINST: Cllr Whittaker

The proposal to grant planning permission subject to conditions in the addendum was therefore approved.

Councillor Martin Boardman then returned to the meeting in his capacity as member of the Committee for consideration of the remaining items.

20.P.86 20/01065/FUL - Land at Barnes Wallis Way, Barnes Wallis Way, Buckshaw Village

Registered speakers: Julie Wild (Objector) and Paul Kallee-Grover (Agent)

After careful consideration and following a change to the officer recommendation from Mrs Hayes (Service Lead – Planning) to suggest instead deferral pending the obtaining of air quality data, it was proposed by Councillor Martin Boardman, seconded by Councillor Aaron Beaver, and a decision was subsequently taken (unanimously) that **the decision be deferred to allow officers to investigate the air quality data at the site due to the close proximity to the KFC drive-thru.**

20.P.87 20/01080/FUL - Green Bank House, Wigan Road, Clayton-Le-Woods

This item was withdrawn from the agenda.

20.P.88 Appeals Report

Members noted the report of the Director of Customer and Digital which set out planning appeals and decisions received between 26 October and 30 November 2020.

Four planning appeals were dismissed, and one enforcement appeal had been lodged.

20.P.89 Any urgent business previously agreed with the Chair

The Chair wished everyone a Merry Christmas and a Happy New Year.

Chair

Date