

Minutes Of **Planning Committee**

Meeting Date **Monday, 12 April 2021**

Members Present: Councillor June Molyneaux (Chair), Councillor Christopher France (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, John Dalton, Gordon France, Danny Gee, Tom Gray, Yvonne Hargreaves, Alex Hilton, Alistair Morwood and Neville Whitham

Reserves: Councillor Paul Walmsley

Officers: Adele Hayes (Service Lead - Planning and Chief Planning Officer), Tasneem Safdar (Shared Legal Services Team Leader), Zoe Whiteside (Service Lead - Spatial Planning), Katherine Greenwood (Planning Policy and Housing Officer) and Nina Neisser (Democratic and Member Services Officer)

Apologies: Councillor Alan Whittaker in his capacity as Committee Member

Other Members: Councillors Alan Whittaker (speaking in his capacity as Parish Councillor), Julia Berry, Val Counce, Mark Clifford, Peter Gabbott, Steve Holgate, Gillian Sharples, Paul Sloan, John Walker and Peter Wilson

21.P.30 Minutes of meeting Tuesday, 23 March 2021 of Planning Committee

Decision – That the minutes of the virtual Planning Committee meeting held on 23 March 2021 be approved as a correct record for signature by the Chair.

21.P.31 Declarations of Any Interests

There were no declarations of interest made.

21.P.32 Planning applications to be determined

The Chief Planning Officer 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.

21.P.33 20/01085/OUTMAJ - Land At Tincklers Lane, Tincklers Lane, Eccleston

Registered speakers: Martin Fisher (Objector), Alan Whittaker (Parish Councillor) and Rachael Leather (Agent).

After careful consideration, it was proposed by Councillor Alistair Morwood, seconded by Councillor Paul Walmlsey, and a decision was subsequently taken (unanimously) **that outline planning permission be refused for the following reasons:**

- 1) The proposed development would be located within an area of Safeguarded Land as defined by the Chorley Local Plan 2012 - 2026. Chorley has a five year housing land supply as required by the National Planning Policy Framework. The proposal therefore conflicts with policy BNE3 of the Chorley Local Plan 2012 - 2026. It is not considered that there are material considerations put forward in favour of the development are sufficient to outweigh the presumption against it.**
- 2) The application fails to demonstrate that a safe access can be provided in the proposed location as the sightlines would be obscured and motorists and pedestrians egressing the site would be unable to do so safely. In addition, the corner radii of the proposed access is not 6 metres and does not, therefore, ensure that refuse and service vehicles can smoothly transition in and out of the site. The proposal is, therefore, contrary to policy BNE1 (d) of the Chorley Local Plan 2012 - 2026.**
- 3) The extent of the highway works required, combined with the loss of a significant length of hedgerow, would completely alter the character of Tincklers Lane from a simple rural lane to an urbanised estate road which would be detrimental to the character and appearance of Tincklers Lane, the locality, and the site itself. This is contrary to policy BNE1, policy BNE9 (iii) and policy BNE10 of the Chorley Local Plan 2012 – 2026; and policy 17 of the Central Lancashire Core Strategy 2012.**
- 4) The application site is proposed in isolation from the wider site allocation BNE3.7 of the Chorley Local Plan 2012 -2026 and, therefore, leads to a piecemeal approach to the development of the wider site which results in an unsustainable form of development. It fails to consider patterns of movement and connectivity which means that the development does not integrate or function well with the surrounding area. The proposal does not, therefore promote sustainable transport options for people or secure a highquality inclusive design. The proposal is, therefore, contrary to policy 17 of the Central Lancashire Core Strategy 2012, policy ST1 of the Chorley Local Plan 2012 – 2026 and the National Planning Policy Framework.**

21.P.34 20/01193/OUTMAJ - Land South Of, Parr Lane, Eccleston

Registered speaker: Martin Fisher (Objector)

After careful consideration, it was proposed by Councillor Alistair Morwood, seconded by Councillor Martin Boardman, and a decision was subsequently taken (unanimously) **that outline planning permission be refused for the following reasons:**

- 1) **The proposed development would be located within an area of Safeguarded Land as defined by the Chorley Local Plan 2012 - 2026. Chorley has a five-year housing land supply as required by the National Planning Policy Framework. The proposal therefore conflicts with policy BNE3 of the Chorley Local Plan 2012 - 2026. It is not considered that there are material considerations put forward in favour of the development are sufficient to outweigh the presumption against it.**

21.P.35 20/01200/OUTMAJ - Land At Carrington Road, Adlington

Registered speakers: Kevin O'Donnell (Parish Councillor) and Peter Wilson (Ward Councillor)

After careful consideration, it was proposed by Councillor Paul Walmlsey, seconded by Councillor Alistair Morwood, and a decision was subsequently taken (unanimously) **that outline planning permission be refused for the following reasons:**

1. **The proposed development would be located within an area of Safeguarded Land as defined by the Chorley Local Plan 2012 - 2026. Chorley has a five-year housing land supply as required by the National Planning Policy Framework. The proposal therefore conflicts with policy BNE3 of the Chorley Local Plan 2012 - 2026. It is not considered that there are material considerations put forward in favour of the development are sufficient to outweigh the presumption against it.**
2. **The application site is proposed in isolation from the wider site allocation BNE3.3 of the Chorley Local Plan 2012 -2026 and, therefore, leads to a piecemeal approach to the development of the wider site which results in an unsustainable form of development. It fails to consider patterns of movement and connectivity which means that the development does not integrate or function well with the surrounding area. The proposal does not, therefore promote sustainable transport options for people or secure a highquality inclusive design. The proposal is, therefore, contrary to policy 17 of the Central Lancashire Core Strategy 2012, policy ST1 of the Chorley Local Plan 2012 – 2026 and the National Planning Policy Framework.**
3. **The proposed development would be inappropriate development in the Green Belt and, therefore, harmful by definition. There would also be other harm through encroachment. It is not considered that there are very special circumstances to overcome the definitional harm to the Green Belt and additional harm caused through encroachment. The proposal is therefore contrary to the National Planning Policy Framework.**

21.P.36 20/01331/OUTMAJ - Land At Tincklers Lane, Tincklers Lane, Eccleston

Registered speaker: Gillian Sharples (Objector)

After careful consideration, it was proposed by Councillor Alistair Morwood, seconded by Councillor Yvonne Hargreaves, and a decision was subsequently taken (unanimously) **that following an appeal against non-determination, Members**

confirmed that they would have been minded to refuse the application for the following reasons:

1. The proposed development would be located within an area of Safeguarded Land as defined by the Chorley Local Plan 2012 - 2026. Chorley has a five-year housing land supply as required by the National Planning Policy Framework. The proposal therefore conflicts with policy BNE3 of the Chorley Local Plan 2012 - 2026. It is not considered that there are material considerations put forward in favour of the development are sufficient to outweigh the presumption against it.
2. The application seeks to provide 30% affordable housing; however, the policy requirement is 35%. The proposal is, therefore, contrary to the Central Lancashire adopted Core Strategy 2012 Policy 7 and the Central Lancashire Core Strategy Affordable Housing Supplementary Planning Document.
3. The application site is proposed in isolation from the wider site allocation BNE3.7 of the Chorley Local Plan 2012 -2026 and, therefore, leads to a piecemeal approach to the development of the wider site which results in an unsustainable form of development. It fails to consider patterns of movement and connectivity which means that the development does not integrate or function well with the surrounding area. The proposal does not, therefore, promote sustainable transport options for people or secure a highquality inclusive design. The proposal is contrary to policy 17 of the Central Lancashire Core Strategy 2012, policy ST1 of the Chorley Local Plan 2012 – 2026 and the National Planning Policy Framework.
4. The application contains insufficient information to determine the presence or otherwise of great crested newts and, therefore, the impact of the proposed development on this protected species cannot be fully assessed. The application is, therefore, contrary to policy BNE9 of the Chorley Local Plan 2012 -2026.

21.P.37 20/01347/OUTMAJ - Land North Of Town Lane, Whittle-le-Woods

Registered speakers: Trevor Howarth (Objector), Tina Newall (Parish Councillor), John Walker (Ward Councillor) and Mark Clifford (Ward Councillor)

After careful consideration, it was proposed by Councillor Paul Walmlsey, seconded by Councillor Yvonne Hargreaves, and a decision was subsequently taken (unanimously) **that following an appeal against non-determination, Members confirmed that they would have been minded to refuse the application for the following reasons:**

1. The proposed development would be located within an area of Safeguarded Land as defined by the Chorley Local Plan 2012 - 2026. Chorley has a five-year housing land supply as required by the National Planning Policy Framework. The proposal therefore conflicts with policy BNE3 of the Chorley Local Plan 2012 - 2026. It is not considered that there are material considerations put forward in favour of the development are sufficient to outweigh the presumption against it.
2. The application site is proposed in isolation from the wider site allocation BNE3.10 of the Chorley Local Plan 2012 -2026 and, therefore,

leads to a piecemeal approach to the development of the wider site which results in an unsustainable form of development. It fails to consider patterns of movement and connectivity which means that the development does not integrate or function well with the surrounding area. The proposal does not, therefore promote sustainable transport options for people or secure a high-quality inclusive design. The proposal is, therefore, contrary to policy 17 of the Central Lancashire Core Strategy 2012, policy ST1.

3. The application fails to demonstrate that the proposed development can be safely accessed on foot and by cycling and bus stops are not within desirable walking distance of the site to allow use of public transport. The footways on Town Lane are of inadequate width and no improvement measures of the Public Rights Of Way in the area are proposed by the applicant. The applicant has also not proposed any measures towards overcoming the numerous constraints on Town Lane. The proposal is, therefore, contrary to policy BNE1 (d) of the Chorley Local Plan 2012 -2026.

21.P.38 20/01399/OUTMAJ - Land Adjacent Blainscough Hall, Blainscough Lane, Coppull

Registered speakers: Ian Winstanley (Objector), Steve Holgate (Parish Councillor) and Julia Berry (Ward Councillor)

After careful consideration, it was proposed by Councillor Alex Hilton, seconded by Councillor Alistair Morwood, and a decision was subsequently taken (unanimously) **that outline planning permission be refused for the following reasons:**

- 1) **The proposed development would be located within an area of Safeguarded Land as defined by the Chorley Local Plan 2012 - 2026. Chorley has a five-year housing land supply as required by the National Planning Policy Framework. The proposal therefore conflicts with policy BNE3 of the Chorley Local Plan 2012 - 2026. It is not considered that there are material considerations put forward in favour of the development are sufficient to outweigh the presumption against it.**
- 2) **The application contains insufficient information to determine the presence or otherwise of great crested newts and, therefore, the impact of the proposed development on this protected species cannot be fully assessed. The application is, therefore, contrary to policy BNE9 of the Chorley Local Plan 2012 -2026.**
- 3) **The application site is proposed in isolation from the wider site allocation BNE3.6 of the Chorley Local Plan 2012 -2026 and, therefore, leads to a piecemeal approach to the development of the wider site which results in an unsustainable form of development. It fails to consider patterns of movement and connectivity which means that the development does not integrate or function well with the surrounding area. The proposal does not, therefore promote sustainable transport options for people or secure a high-quality inclusive design. The proposal is, therefore, contrary to policy 17 of the Central Lancashire Core Strategy 2012, policy ST1 of the Chorley Local Plan 2012 – 2026 and the National Planning Policy Framework.**
- 4) **The application fails to demonstrate sufficient evidence to show that the development will not have an unacceptable impact on highway safety.**

The proposal is, therefore, contrary to policy BNE1 (d) of the Chorley Local Plan 2012 - 2026.

Chair

Date