

Development Control Committee

Tuesday, 22 November 2011

Present: Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair) and Councillors Ken Ball, Henry Caunce, David Dickinson, Dennis Edgerley, Christopher France, Marie Gray, Hasina Khan, Paul Leadbetter, Roy Lees, June Molyneaux, Mick Muncaster and Dave Rogerson

Officers in attendance: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Nicola Hopkins (Principal Planning Officer (Major Projects)), Alex Jackson (Senior Lawyer) and Cathryn Filbin (Democratic and Member Services Officer)

Also in attendance: Councillors Steve Holgate, Keith Iddon and Ralph Snape MBE.

11.DC.112 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Alison Hansford.

11.DC.113 MINUTES

RESOLVED - That the minutes of the meeting held on 3 November 2011 be confirmed as a correct record and signed by the Chair.

11.DC.114 DECLARATIONS OF ANY INTERESTS

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct the following Councillor declared a personal interest in relation to the agenda item indicated.

Councillor	Item
Dennis Edgerley	4b 11/00624/FUL

11.DC.115 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted reports on five applications for planning permission to be determined.

In considering the applications, Members of the Committee took into account the agenda reports, the addendum, and the verbal representations or submissions provided by officers and individuals.

- a) **Application:** 11/00773/FUL - 24 Eaves Green Road, Chorley **Proposal:** Erection of a new three bedroom two storey dwelling on land adjoining 24 Eaves Green Road.

RESOLVED (8:5:1) – That planning permission be granted subject to a Section 106 legal agreement and that the conditions be delegated to the Director of Partnerships, Planning and Policy in consultations with the Chair and Vice Chair of the Committee to be determined.

(Councillor Dennis Edgerley declared a personal interest on the following item and took part in the discussion and subsequent vote.)

- b) **Application:** 11/00624/FUL - **Proposal:** Retrospective application to vary condition 1 of planning permission 08/00084/FUL (to reduce the 'work' element of units 1 and 2 and minor internal alterations).
Bluestone Barn, Blue Stone Lane, Mawdesley

RESOLVED (11:1:2) - That retrospective planning permission be granted subject to a Unilateral Undertaking and the conditions detailed within the report.

- c) **Application:** 11/00783/FUL - Pole Green Nurseries, Church Lane, Charnock Richard, Chorley **Proposal:** Full planning application for the erection of a residential development comprising of 30 new houses and associated access, car parking and landscaping arrangements.

RESOLVED (12:0:2) – That planning permission be granted subject to a Section 106 legal agreement, the conditions detailed within the report, and the additional condition from the addendum which was amended at the meeting by Members of the Development Control Committee as detailed below:

No development shall take place until details of the proposed drainage strategy, including full details of the existing drainage ditch, have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review.

- d) **Application:** 11/00791/FUL - Former Quarry Road Industrial Estate, Quarry Road, Chorley **Proposal:** Revisions to approved layout including plots 26 - 30, 49, 55, 56, and 64.

RESOLVED (unanimously) – That planning permission be granted subject to the signing of a supplemental legal agreement and conditions detailed within the report.

- e) **Application:** 11/00865/FULMAJ - Land to the north of Northenden Road with access off Moss Bank, Coppull **Proposal:** Application to vary conditions 1, 4 and 8 of planning approval 10/00833/FULMAJ to follow alterations to the approved plans. The amendments are: slight repositioning of plots 5-13 to accommodate a sewer easement, changes to the finished floor levels (raising plots 1-4, lowering plots 5-13 to accommodate a sewer easement, changes to the finished floor levels (raising plots 1-4, lowering plots 5-13 and raising plots 14-22), alterations to the elevations of the Rufford house type, changes to window style of all properties and omission of the water pumping station building.

RESOLVED (unanimously) – That planning permission be granted subject to a Section 106 legal agreement and conditions detailed within the report.

11.DC.116 ENFORCEMENT REPORT - ORCHERTON HOUSE FARM

The Committee received a report from the Director of Partnerships, Planning and Policy which sought Members views on whether it was expedient to serve an enforcement notice to rectify a breach of planning permission in that without planning permissions the formation of a raised hard standing area, steps and brickworks walls and the encasing of the chassis of the Park Home with concrete blocks or bricks result in the degree of permanence and physical attachment of the Park Home changing to a material extent resulting in the Park Home becoming a building had been built.

RESOLVED (unanimously) – That it was expedient to issue an enforcement notice in respect of the breach of planning control, subject to a specialist inspection, for the reasons outlined within the report.

11.DC.117 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which gave notification of two appeals that had been lodged with the Planning Inspectorate against the refusal of planning permission, one planning appeal that had been allowed by the Planning Inspectorate, and one planning application for the variation of conditions approved by Lancashire County Council.

RESOLVED – That the report be noted.

11.DC.118 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

The Head of Planning updated Members of the Development Control Committee on a number of appeals due to be heard in February 2012.

Chair