

Development Control Committee

Tuesday, 24 April 2012

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

Officers in attendance: Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Caron Taylor (Planning Officer), Nicola Hopkins (Principal Planning Officer (Major Projects)), Adele Hayes (Principal Planning Officer) and Cathryn Filbin (Democratic and Member Services Officer)

Also in attendance: Councillors Julia Berry and Mark Perks

12.DC.158 APOLOGIES FOR ABSENCE

There were no apologies for absence.

12.DC.159 MINUTES

RESOLVED – That the minutes of the meeting held on 27 March 2012 be confirmed as a correct record and signed by the Chair.

12.DC.160 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 Members declared a prejudicial interest in relation to the applications listed below:

Councillor	Application No
Councillor Harold Heaton	12/00305/FUL – Festive Lights, Disklok House, Preston Road, Charnock Richard, Chorley
Councillor Roy Lees	12/00188/FULMAJ – International Fire Training Centre, Washington Hall, West Way, Euxton, Chorley

12.DC.161 PLANNING APPLICATIONS TO BE DETERMINED

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

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

- a) **Application:** 11/00938/FUL - Go Ape Rivington Lane Rivington Bolton Lancashire **Proposal:** Extension of car park to Go Ape (enlargement of car park as built)

RESOLVED (9:0:5) – That full planning permission be granted subject to the conditions detailed within the report in the agenda, and an additional condition relating to the inclusion of a Travel Plan, the wording for which be delegated to the Director of Partnerships, Planning and Policy in consultation with the Chair and Vice Chair.

- b) **Application:** 12/00197/FUL- Abbeystead Farm Buildings Bolton Road Abbey Village Lancashire **Proposal:** Proposed redevelopment of Abbeystead Farm including the demolition of the existing buildings and the erection of 5 no. detached dwellings

RESOLVED (13:0:1) – That planning permission be granted subject to a Section 106 Legal Agreement, the conditions detailed within the report in the agenda, and the additional condition on the addendum.

- c) **Application:** 11/00837/FULMAJ - Site 7 and 9 Buckshaw Avenue Buckshaw Village Lancashire **Proposal:** Erection of 2 no. distribution centre/industrial buildings (Use Class B1c, B2, B8) with ancillary office accommodation, service yard areas, car parking, access, internal circulation areas and landscaping

RESOLVED (unanimously) – That planning permission be granted subject to the conditions detailed within the report in the agenda, and the amended conditions and additional conditions detailed in the addendum.

- d) **Application:** 12/00042/DIS - Sagar House, Langton Brow, Eccleston, Chorley **Proposal:** Application to discharge condition 6 (boundary treatments) attached to planning approval 11/00290/REMMAJ/1

RESOLVED (12:0:2) - That condition 6 be discharged with the proviso that the Laurel hedge be planted at the height of 1.5 meters and be allowed to grow and maintained at no less than 1.8 meters.

(At this point Councillor Roy Lees left the room briefly, before returning for the discussion and subsequent vote of the following item)

- e) **Application:** 12/00191/OUT - 107/113 Chorley Road, Adlington, Chorley **Proposal:** Outline application for the demolition of the existing buildings and erection of four houses (two pairs of semi-detached houses)

RESOLVED (unanimously) – That planning permission be granted subject to a Section 106 Legal Agreement and the conditions detailed within the report in the agenda.

(At this point Councillor Harold Heaton declared a prejudicial interest and left the room for the duration of the following item taking no part in the discussion or vote. Councillor Geoffrey Russell took the Chair for the following item.)

- f) **Application:** 12/00305/FUL - Festive Lights, Disklok House, Preston Road, Charnock Richard, Chorley **Proposal:** Proposed partial demolition of the existing building and the erection of a replacement building for Festive Lights

(resubmission of 12/00091/FUL)

RESOLVED (unanimously) – That full planning permission be granted subject to the conditions detailed within the report in the agenda and the additional condition detailed at the Committee meeting restricting illumination at the site, the wording for which be delegated to the Director of Partnerships, Planning and Policy in consultation with the Vice Chair.

- g) **Application:** 12/00031/FUL - High Heys Farm Langton Brow, Eccleston, Chorley **Proposal:** Retention of car park and access track

RESOLVED (unanimously) – That full retrospective planning permission be granted subject to the condition detailed within the report in the agenda and the additional conditions detailed at the Committee meeting in relation to a landscaping scheme to reduce the visual impact of the development, the wording for which be delegated to the Director of Partnerships, Planning and Policy in consultation with the Chair and Vice Chair.

- h) **Application:** 12/00092/FUL - High Heys Farm, Langton Brow, Eccleston, Chorley **Proposal:** Retention of an electrical meter building

RESOLVED – That full retrospective planning permission be granted.

- i) **Application:** 12/00102/FULMAJ - Land between Froom Street and Crosse Hall Lane, Chorley **Proposal:** Erection of 28 dwellings (amendments to the number of dwellings (additional 4 no. dwellings over layout approved by 02/00680/FULMAJ and additional 13 no. dwellings over layout approved by 10/00820/FULMAJ), layout, design, landscaping and external appearance)

RESOLVED (unanimously) – That the decision be deferred to a future meeting of the Development Control Committee to allow Members of the Committee time to visit the site of the proposed development.

(At this point Councillor Roy Lees declared a prejudicial interest and left the room for the duration of the following item, taking no part in the discussion or vote).

- j) **Application:** 12/00188/FULMAJ - International Fire Training Centre, Washington Hall, West Way, Euxton, Chorley **Proposal:** Section 73 application to vary conditions 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 21, 22, 24, 25, 29, 30, 31 and 32 of planning permission 11/00238/FULMAJ to allow changes to the phasing of the development, an increase in the finished floor level of the Fleet Garage and Stores building, a reduction in the landscaping scheme relating to the Fleet Garage and Stores building and changes to the sustainable resources condition

RESOLVED (unanimously) – That the Section 73 application to vary the conditions detailed within the report be granted.

- k) **Application:** 12/00235/FUL - Land to the north of Northenden Road with access off Moss Bank Coppull **Proposal:** Amendments to previously approved application 11/00865/FULMAJ to include an additional dwelling (plot 26), the substitution of house types on plots 23 and 25 and the repositioning of plots 22 and 24 to allow for this

RESOLVED (unanimously) – That full planning permission be granted subject to the conditions detailed within the report in the agenda.

- l) **Application:** 12/00234/FULMAJ - Mawdsleys Eating House and Hotel Hall Lane, Mawdesley, Ormskirk **Proposal:** Extensions and alterations to leisure facility building at former Mawdesleys Eating House and Hotel (changes to plans approved as part of redevelopment of the whole site by ref: 11/00636/FULMAJ)

RESOLVED (unanimously) - That full planning permission be granted subject to the conditions detailed within the report in the agenda and the additional condition detailed within the addendum.

12.DC.162 ENFORCEMENT REPORT - ORCHERTON HOUSE FARM

Members of the Committee considered 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 an operational development which constituted the erection of a dwelling house had been carried out.

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

12.DC.163 TREE PRESERVATION ORDER NO. 18 (ANDERTON)

The Director of Partnerships, Planning and Policy submitted a report for Members of the Development Control Committee to consider a formal confirmation of the Tree Preservation Order no. 18 (Anderton) 2011 without modification in light of comments received.

RESOLVED (unanimously) – That the Tree Preservation Order no. 18 (Anderton) 2011 be confirmed without modification.

12.DC.164 TREE PRESERVATION ORDER NO.19 (WHITTLE-LE-WOODS) 2011

The Head of Governance submitted a report for Members of the Development Control Committee to consider a formal confirmation of the Tree Preservation Order no. 19 (Whittle-le-Woods) 2011 without modification. No objections had been received in response to the making of the order.

RESOLVED (unanimously) – That the Tree Preservation Order no. 19 (Whittle-le-Woods) 2011 be confirmed without modification.

12.DC.165 PROPOSED CONFIRMATION WITHOUT MODIFICATION OF TREE PRESERVATION ORDER NO. 17 (CLAYTON-LE-WOODS) 2011

The Head of Governance submitted a report for Members of the Development Control Committee to consider a formal confirmation of the Tree Preservation Order no. 17 (Clayton-le-Woods) 2011 without modification. No objections had been received in response to the making of the order.

RESOLVED (unanimously) – That the Tree Preservation Order no. 17 (Clayton-le-Woods) 2011 be confirmed without modification.

12.DC.166 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which detailed five planning appeals that been lodged and an appeal which had been dismissed by the Planning Inspectorate.

RESOLVED – That the report be noted.

12.DC.167 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

The Chair thanked Members of the Development Control Committee for their commitment and support over previous 12 months.

Chair