

Development Control Committee

Tuesday, 10 July 2012

Present: Councillor Paul Walmsley (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Henry Caunce, Jean Cronshaw, John Dalton, David Dickinson, Dennis Edgerley, Christopher France, Danny Gee, Harold Heaton, Roy Lees, Greg Morgan and Geoffrey Russell

Substitutes: Councillor Matthew Crow

Officers in attendance: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Helen Lowe (Planning Officer), Hannah Roper and Cathryn Filbin (Democratic and Member Services Officer)

Also in attendance: Councillors Paul Leadbetter, Alison Hansford and Mick Muncaster

12.DC.183 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ken Ball and Steve Holgate. Councillor Matthew Crow attended the meeting as Councillor Holgate's substitute.

12.DC.184 MINUTES

RESOLVED – That the minutes of the meeting held on 12 June 2012 be confirmed as a correct record and signed by the Chair.

12.DC.185 DECLARATIONS OF ANY INTERESTS

In accordance with the provision of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct the following Councillors declared a prejudicial interest in relation to the agenda items indicated below:

Councillor	Item No
Councillor Harold Heaton	Item 4b - 12/00511/FUL Charnock Richard Football Club, Charter Lane, Charnock Richard, Chorley
Councillor Roy Lees	Item 7 – Enforcement report

12.DC.186 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted report on seven 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:** 12/00369/FUL - Land 40m south of 2 and including 2 Nursery Close, Charnock Richard **Proposal:** Demolition of no. 2 Nursery Close and erection of 10 dwellings (8 no. two-storey houses and 2 no. bungalows), access road and associated development

The application was withdrawn by the applicant prior to the Development Control Committee.

(At this point Councillor Harold Heaton left the room for the duration of the following item and took no part in the discussion or subsequent vote.)

- b) **Application:** 12/00511/FUL - **Proposal:** Erection of 4 no. 15m high Charnock Richard Football Club, floodlight columns on main football pitch Charter Lane, Charnock Richard, Chorley

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

- c) **Application:** 12/00435/FULMAJ - St Josephs Roman Catholic School, Railway Road, Chorley **Proposal:** Erection of 20 affordable residential dwellings with associated infrastructure

RESOLVED (12:2:0) – That planning permission be granted subject to an associated Section 106 Legal Agreement and the conditions detailed within the report in the agenda and the amended and additional conditions detailed in the addendum.

- d) **Application:** 12/00498/FUL - Land rear of 31 to 39 Park Avenue and north of 173 Wigan Road Euxton **Proposal:** Erection of three detached dwellings

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

- e) **Application:** 12/00392/FULMAJ - Formerly Multipart Distribution Ltd, Pilling Lane, Chorley **Proposal:** Application for amendments to previously approved reserved matters approval, ref: 07/01228/REMMAJ, incorporating substitution of plots R201-R280 (80 apartments) with 18 dwellinghouses and 34 apartments together with associated roads, sewers and landscaping (52 dwellings in total)

RESOLVED (unanimously) – That full planning permission be granted subject to an associated Section 106 Legal Agreement and the conditions detailed within the report in the agenda and the additional condition delegated to the Director of Partnerships, Planning and Policy in consultation with the Chair and Vice Chair, for the applicant to provide bollards located outside the perimeter of the site of the development.

- f) **Application:** 12/00475/FULMAJ - Group 1 Euxton Lane Euxton Lancashire **Proposal:** Section 73 application to vary condition 18 (southern boundary treatment) attached to planning approval 09/00095/FULMAJ

RESOLVED (12:0:2) – That the Section 73 application to vary a condition be granted subject to an associated Section 106 Legal Agreement and the conditions detailed within the report in the agenda.

- g) Application:** 12/00485/FUL - The **Proposal:** Demolition of Existing Detached Cottage, Back Lane, Bretherton, Cottage and Application for Retrospective Erection of New Build Detached Dwelling and Integral Garage
Leyland

RESOLVED (13:0:1) – That retrospective planning permission be granted subject to the conditions detailed within the report in the agenda.

12.DC.187 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which detailed one planning appeal that have been lodged, two planning appeals that had been dismissed and an enforcement appeal that had been lodged with the Planning Inspectorate. The report also contained information on two planning applications being approved by Lancashire County Council.

RESOLVED – That the report be noted.

12.DC.188 EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED - That the press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A to the Local Government Act 1972.

(At this point Councillor Roy Lees left the room for the rest of the meeting taking no part in the discussion or subsequent vote of the following item.)

12.DC.189 ENFORCEMENT REPORT

The Director of Partnerships, Planning and Policy submitted a report which provided an update on the compliance with enforcement notices.

At the last meeting of the Development Control Committee on 12 June 2012, Members agreed that the period for compliance with the enforcement notices would not be extended and that officers would monitor progress on the continuing works to comply with the enforcement notices and report back to this meeting.

Since the last Committee, there had been two site visits. The first inspection on 29 June 2012 officers witnessed no further progress had been made on compliance with the enforcement notices. The second site visit took place 9 July 2012, on this occasion officers attended the new site and witnessed a significant amount of investment and progress had been made. The applicant's agent had advised that the new site would be operational within the next few weeks.

Once the new site was operational the works required to comply with the enforcement notice at the original site could be completed. At the existing site, officers had witnessed that a large amount of hardcore had been broken up. The whole process was expected to last four to six weeks.

RESOLVED (unanimously) – That Members of the Development Control Committee remained concerned about the lack of progress on the existing site and instructed officers to monitor the progress which was to be reported back to the next Development Control Committee on the 7 August 2012.

12.DC.190 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

The Head of Planning provided an update for Members of the Development Control Committee on the current legal position relating to Hut Lane.

The Planning Inspectors decision to refuse planning permission had been appealed. There will now be a judicial review with the decision being made by the Secretary of State. The Council's barrister has been informed and the Council would be supporting the Planning Inspector's decision.

Chair