

Development Control Committee

Tuesday, 5 March 2013

Present: Councillor Paul Walmsley (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Ken Ball, Henry Counce, Jean Cronshaw, John Dalton, David Dickinson, Dennis Edgerley, Christopher France, Danny Gee, Harold Heaton, Steve Holgate and Roy Lees

Substitutes: Councillor Alison Hansford and Mick Muncaster

Also in attendance:

Councillors: Alistair Bradley and Doreen Dickinson

Officers: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Matthew Banks (Planning Assistant) and Cathryn Filbin (Democratic and Member Services Officer)

13.DC.13 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Greg Morgan and Geoffrey Russell. Councillors Mick Muncaster and Alison Hansford attended the meeting as their respective substitutes.

13.DC.14 MINUTES

RESOLVED – That the minutes of the Development Control Committee held on 5 February 2013 be confirmed as a correct record subject to a minor amendment on Minute 13.DC.9 the word ‘Your’ which should have read ‘York’, and signed by the Chair.

13.DC.15 DECLARATIONS OF ANY INTERESTS

There were no declarations of any interest submitted.

13.DC.16 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted twelve applications for planning permission.

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:** 13/00033/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton **Proposal:** Retrospective application for the temporary siting of a static caravan for living accommodation and the creation of associated hardstanding.

RESOLVED (unanimously) – That the decision deferred until the full application for new house on the land is scheduled for a future Committee

- b) **Application:** 12/00716/FULMAJ - **Proposal:** Erection of 26 No. dwellings
Croston Woodwork Ltd, Station
Road, Croston, Leyland

Speakers: Objector – Kath Almond, Ward Councillor – Councillor Doreen Dickinson and the applicant's agent – Matthew Symons.

RESOLVED (11:2:2) - That planning permission be approved subject to a Section 106 legal agreement and the conditions detailed within the report in the agenda. Members resolved that their support for parking restrictions to be included in any Section 278 agreement be conveyed to County Highways.

- c) **Application:** 12/01221/FUL - Land between Boro Corn Mill and Salisbury Street, Chorley **Proposal:** Retrospective application for the creation of a car park, new vehicle and pedestrian access from Salisbury Street and erection of 2.5m high palisade fencing and access gates

Speaker: Ward Councillor – Councillor Alistair Bradley

RESOLVED (13:2:0) – That planning permission be approved subject to a Section 106 legal agreement with delegated authority to officers to negotiate an open space contribution to be reported back to Chair's briefing and to Ward Members, the conditions within the report in the agenda and that a request that the land negotiations consider limiting the timescale for negotiations, parking for residents outside normal hours and providing the land sale income to support local improvements.

At that point the Chair announced that the following two items which related to Logwood Stables, Brinscall Mill Road, Wheelton, Chorley would be heard jointly but that the resolutions would be taken separately.

- d) **Application:** 13/00034/FUL - **Proposal:** Erection of an equestrian horse breeding and training facility comprising Logwood Stables Brinscall Mill Road new stables, tack room and storage. Wheelton Chorley PR6 8TD Creation of open dressage arena and associated parking areas

Speakers: Objector's agent – Sophie Marshall and the applicant's agent – Tony Lang.

RESOLVED (10:4:1) – That planning permission be granted on the grounds that the development related to:

- 1. Positive economic benefit to the rural area of this particular business with the individual circumstances submitted and;**
- 2. This is a specialist rural business located within a rural community.**

Permission was subject to conditions including lighting, hours of working, control of manure, external materials and a restorative scheme should the building no longer be used for the approved purpose the wording for which to be delegated to officers, in consultation with the Chair and Vice Chair of Development Control Committee. Discharge of the lighting condition to be reported back to Development Control Committee.

- e) **Application:** 13/00035/FUL - **Proposal:** Retrospective application for: 1) Logwood Stables, Brinscall Mill Road, Wheelton, Chorley Engineering works including the formation of tracks and roadways within the site, works to form pond, repairs to drainage ditch and repairs to the public footpath. 2) Erection of stables on the site for a temporary period

RESOLVED (10:4:1) – That retrospective planning permission be granted subject to conditions, the wording for which to be delegated to officers, in consultation with the Chair and Vice Chair of Development Control Committee.

- f) **Application:** 12/01244/REMAJ - **Proposal:** Reserved Matters application for residential development comprising of Land bounded by Town Lane (to the north) and Lucas Lane (to the east) 122 dwellings and associated works (pursuant to outline permission ref: Town Lane, Whittle-le-Woods 11/00992/OUTMAJ)

Speaker: Objector – Nick Hall

RESOLVED (14:0:1) – That the reserved matters planning permission be approved subject to the conditions detailed within the report in the agenda, and the additional conditions within the addendum.

(At this point Councillor Danny Gee left the room for the remainder of the meeting.)

- g) **Application:** 12/01158/FULMAJ - **Proposal:** Erection of a replacement Close Gate Farm and land to rear dwelling, new commercial stable building Buckholes Lane, Wheelton (for livery use) and sand paddock following the demolition of existing buildings (apart from cattery)

Speaker: Applicant's agent – Alban Cassidy

RESOLVED (unanimously) – That planning permission be approved subject to a Section 106 undertaking, the conditions detailed within the report in the agenda and the additional condition detailed in the addendum.

- h) **Application:** 12/01233/FUL - Pall Mall garages and sheds, 81A Pall Mall, Chorley **Proposal:** Proposed social housing development of seven houses and associated access and parking

Speaker: Objector – Caroline Mead

RESOLVED (13:1:0) – That planning permission be approved subject to a Section 106 legal agreement, a condition relating to construction management and the conditions detailed within the report in the agenda.

- i) **Application:** 13/00036/FUL - **Proposal:** Conversion of existing shop Chordale Wine Merchants, 275 Eaves Lane, Chorley with accommodation above (Class A1) to 3 no. Studio Apartments (Class C3) with 3 no. garage spaces, to include removal of the shop front, erection of a two storey

rear/side extension, and pitched roof over the existing store

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

- j) **Application:** 12/01231/REMMAJ - **Parcel H8, Euxton Lane, Euxton** - **Proposal:** Reserved Matters Application for the erection 13 no. dwellings (2 no. blocks of 6 terraced properties and 1 no. apartments above garages). Alternative scheme to that approved under permission ref: 11/01087/REMMAJ

RESOLVED (unanimously) – That the reserved matters planning permission be approved subject to the conditions detailed within the report in the agenda and the amended condition detailed in the addendum.

- k) **Application:** 13/00077/DEMCON - **Garages at Longfield Avenue, Coppull** - **Proposal:** Application for prior determination of the proposed demolition of 16no. sectional concrete garages

RESOLVED – That prior approval of the local planning authority was not required for the proposed demolition or restoration of the site.

- l) **Application:** 13/00089/DEMCON - **Storage at rear 112A Market Street, Chorley** - **Proposal:** Application for prior determination of the proposed demolition of storage building

RESOLVED – That prior approval of the local planning authority was not required for the proposed demolition or restoration of the site.

13.DC.17 ENFORCEMENT ITEM

RESOLVED (unanimously) – That the decision deferred until the full application for new house on the land is scheduled for a future Committee.

13.DC.18 PROPOSED CONFIRMATION OF TREE PRESERVATION ORDERS WITHOUT MODIFICATION:

Members of the Committee considered two reports from the Head of Governance which sought instruction on whether to confirm Tree Preservation Orders be made permanent without modification.

- a) **Preservation Order No.4 (Charnock Richard) 2012**

RESOLVED (unanimously) – That the Tree Preservation Order No. 4 (Charnock Richard) 2012 be confirmed without modification.

- b) **Tree Preservation Order no. 7 (Adlington) 2012**

RESOLVED (unanimously) – That the Tree Preservation Order No. 7 (Adlington) 2012 be confirmed without modification.

13.DC.19 REVOCATION OF TREE PRESERVATION ORDERS

Members of the Committee received two reports from the Head of Governance which sought approval for formal revocation of Tree Preservation Orders.

a) Revocation of Tree Preservation Order No.2 (Clayton-le-Woods) 2012

Resolved (12:1:1) – That the Tree Preservation Order No. 2 (Clayton-le-Woods) 2012 be revoked to allow a fresh order to be made to protect the trees covered by the Order.

b) Revocation of Tree Preservation Order No 14 (Chorley) 2011

Resolved (12:2:0) – That the Tree Preservation Order No. 14 (Chorley) 2011 be revoked to allow a fresh order to be made to protect the trees covered by the Order.

13.DC.20 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which gave notice of one planning appeal that had been lodged with the Planning Inspectorate, two appeals that had been dismissed, one planning appeal allowed, and one enforcement appeal that had been lodged.

Chair