

Development Control Committee

Tuesday, 29 October 2013

Present: Councillor Paul Walmsley (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Jean Cronshaw, John Dalton, David Dickinson, Graham Dunn, Dennis Edgerley, Christopher France, Danny Gee, Harold Heaton, June Molyneaux, Mick Muncaster and Geoffrey Russell

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

13.DC.76 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Henry Caunce.

13.DC.77 MINUTES

RESOLVED - That the minutes of the Development Control Committee held on 1 October 2013 be confirmed as a correct record and signed by the Chair.

13.DC.78 DECLARATIONS OF ANY INTERESTS

In accordance with the Council's Members Code of Conduct, Councillor Chris France declared an interest in relation to planning application 13/00870/OUT – Land East of 34 Thirlmere Drive, Withnell.

13.DC.79 CHORLEY LOCAL PLAN

The Committee were updated that on 25 October the Inspector had issued her Partial Report on her findings into the soundness of the Chorley Local Plan 2012 – 2026 which was now available on the Council's website. The Inspectors Partial Report is a material consideration in the consideration of any planning application and Members of the Committee were therefore advised that significant weight should be given to her report, and to the policies and proposals of the submitted local plan, as amended by the main modifications.

All the Committee had received a copy of the report for information and copies were on deposit in the Members Room. The Head of Planning would be available to answer any questions outside of then meeting.

13.DC.80 PLANNING APPLICATIONS TO BE DETERMINED

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

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:** 13/00785/S106A - Royal Ordnance Site including land between Dawson Lane and Euxton Lane, Euxton Lane, Euxton
Proposal: Application under Section 106A of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 to modify a planning obligation (General Mitigation) dated 16 December 2002

RESOLVED (unanimously): – That permission be approved subject to a legal agreement.

- b) **Application:** 13/00800/FUL - Building adjacent 1 Bluestone Barn, Blue Stone Lane, Mawdesley
Proposal: Proposed conversion of existing storage outbuilding to 2 no. live-work units, including associated parking and servicing area to the rear

Speakers: Applicants Agent – Zorin Baros

RESOLVED (unanimously) – That planning permission be approved subject to a section 106 legal agreement, the conditions detailed within the report in the agenda, and the amended condition detailed in the addendum.

At this point Councillor Chris France left the meeting.

- c) **Application:** 13/00870/OUT - Land East of 34 Thirlmere Drive, Withnell
Proposal: Outline application for the erection of a one bedroom detached bungalow (all matters reserved apart from access). Re-submission of previously withdrawn application 13/00530/OUT

The Chair reported that Councillor Alison Hansford had intended to speak on this application but had been unable to attend the meeting. Councillor Hansford's representations were contained within the report.

Speaker: Objector – Colin Lunt (representing residents)

RESOLVED (10:2:0) – That planning permission be approved subject to a section 106 legal agreement and the conditions detailed within the report in the agenda.

- d) **Application:** 13/00882/FUL - Chorley Business and Technology Centre, East Terrace, Euxton
Proposal: Construction of grass overflow car parking area to existing Business Park

RESOLVED (12:1) – That planning permission be approved subject to the conditions detailed within the report in the agenda.

- e) **Application:** 13/00465/FUL - The Bowling Green, Back Lane, Clayton-le-Woods, Chorley, PR6 7EU
Proposal: Section 73 application to vary condition 3 planning approval 12/00681/FUL to enable floodlights to be utilised for the whole of April, first two weeks in May and for the last two weeks in August (an additional 6 weeks when

compared to the scheme as approved)

It was reported that there was an error contained within the report. At the bottom of page 57, the address should read 28 Lords Croft, not 23.

RESOLVED (unanimously) – That planning permission be approved subject to the conditions detailed within the report in the agenda, and that the Director of Partnerships, Planning and Policy be given delegated authority, in consultation with the Chair and Vice Chair of the Development Control Committee, to amend the wording of condition 4 as per the Committee’s recommendations.

(At this point the Chair announced that the following two applications, 13/00804/OUTMAJ and 13/00803/OUTMAJ, would be heard together but that the decisions be made separately.)

- f) **Application:** 13/00804/OUTMAJ - **Proposal:** Section 73 application to vary Land bounded by Town Lane (to the North) and Lucas Lane (to the East) Town Lane, Whittle-le-Woods condition 11 (Code for Sustainable Homes) attached to outline approval 11/00992/OUTMAJ

In response to a Member query, the Head of Planning Services informed the Committee that it was the intention of the three Central Lancashire Council’s to review their CIL charging schedules in 2015, unless required to do so sooner. This was in light of the Governments intended approach to review the Code of Sustainable Homes.

RESOLVED (unanimously) – That the application be deferred to the next Committee for the reason contained within the addendum.

- g) **Application:** 13/00803/OUTMAJ - **Proposal:** Section 73 application to vary Land North of Lancaster Lane and bounded by Wigan Road and Shady Lane, Lancaster Lane, Clayton-le-Woods condition 2(Code for Sustainable Homes) attached to outline planning approval 12/00941/OUTMAJ

RESOLVED (unanimously) – That the application be deferred for the reason contained within the addendum.

- h) **Application:** 13/00849/FUL - **Proposal:** Demolition of existing dwelling and the erection of nine residential dwellings comprising 7 terraced dwellings and one pair of semi-detached houses Rodger Bank, Gough Lane, Clayton Brook, Bamber Bridge, Preston

RESOLVED (unanimously) – That planning permission be approved subject to a section 106 legal agreement, and the conditions detailed in the addendum.

- i) **Application:** 13/00721/FULMAJ - **Proposal:** Application for the Variation of Land North of Duke Street including QS Fashions and bounded by Pall Mall and Bolton Street, Chorley Conditions 11 (Design Stage Assessment), 18 (Access to Western Boundary), 19 (Landscaping), 23 (Provision of Development Opportunity Sites), 32 (Approved Plans) and 36 (Finished Floor Level) of Planning Permission 09/00933/FULMAJ under Section 73 of the Town and Country

Planning Act

The application was withdrawn from this agenda.

- j) **Application:** 13/00795/CB3 - **Proposal:** Erection of 3 post mounted CCTV cameras at the junction of Factory Way, Spurrier Square and Clydesdale Drive, Chorley
Way/Pilling Lane, Grime Street/Poplar Street and Factory Way/Spurrier Square

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

13.DC.81 TREE PRESERVATION ORDER NO. 9 (CHORLEY) 2013

The Head of Governance submitted a report which sought Members instruction on whether to formally confirm Tree Preservation Order No. 9 (Chorley) which affords permanent as opposed to provisional legal protection to the tree covered by the order.

There had been no objections received in response to the making of the Order.

RESOLVED (unanimously) – That the Tree Preservation Order No.9 (Chorley) 2013 be formally confirmed without modification.

13.DC.82 PLANNING APPEALS AND DECISIONS

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

RESOLVED – That the report be noted.

Chair