

Development Control Committee

Tuesday, 25 March 2014

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

Also in attendance:

Councillors: Alistair Bradley and Marie Gray

Officers: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Ian Heywood (Senior Planner (Conservation)), Alex Jackson (Senior Lawyer) and Louise Wingfield (Democratic and Member Services Officer)

14.DC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Mick Muncaster.

14.DC.2 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest.

14.DC.3 MINUTES

RESOLVED: That the minutes of the Development Control Committee held on 4 March 2014 be confirmed as a correct record and signed by the Chair.

14.DC.4 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted eight 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:** 14/00132/FUL - Land **Proposal:** Retrospective application for 35m north-east of Rose Cottage, the removal of part of the dam wall at White Coppice, Heapey Heapey Reservoir No. 8

Speakers: Objector – Peter Pennington, Supporter – David Lomas, Parish Councillor – Malcolm Allen, Ward Councillor – Marie Gray.

RESOLVED (unanimously) - That the decision be deferred to allow Members of the Development Control Committee the opportunity to visit the site of the proposal.

- b) **Application:** 14/00094/FUL - 19 **Proposal:** Retrospective application for Beechwood Road, Chorley PR7 3AX change of use from public open space to domestic curtilage

Speakers: Ward Councillor – Alistair Bradley.

RESOLVED (unanimously) – That full planning permission be refused on the following grounds:

1. The proposed development would result in the loss of land designated as Existing Open Space by the Chorley Local Plan 2012-2026. There is a deficit of amenity greenspace in the Chorley South East ward, which this proposal would worsen, and no alternative equivalent provision has been offered as part of the proposal contrary to policy HW2 of the Chorley Local Plan 2012-2026.

- c) **Application:** 14/00031/FUL - **Proposal:** Application for a change of use of Unit 32 from business unit (B1 use) to Kentex Educational Supplies, Unit 32 Chorley Business and Technology Centre, East Terrace, Euxton children's day nursery (D1 use) including provision of mezzanine floor and associated outdoor play area

Speakers: Objector – Sue Cresswell.

RESOLVED (unanimously) - That members are minded to approve full planning permission subject to conditions as detailed within the report in the agenda, delegated authority to officers in consultation with the Chair and Vice-Chair of this Committee to draft additional conditions regarding outside lighting and the use of obscure glazing in the high level windows, and also to negotiate a condition relating to the timings of use for the outdoor play area.

- d) **Application:** 13/00948/FULMAJ - **Proposal:** Demolition of existing industrial units and erection of 18 no. (14 no. Semi-detached, 4 no. detached) three bedroom houses
Finnington Industrial Estate,
Finnington Lane, Feniscowles,
Withnell

Speakers: Applicant's Agent – Rawdon Gascoigne (Emery Planning).

RESOLVED (unanimously) - That planning permission be approved subject to a Section 106 legal agreement and the conditions detailed within the report in the agenda with delegated authority to officers in consultation with the Chair and Vice-Chair of this Committee to draft if necessary an appropriate condition dealing with access to the garage of the existing property at number 1a Finnington Lane.

- e) **Application:** 13/01132/REMAJ - **Proposal:** Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for the erection of 94 Group 1, Euxton Lane, Euxton no 2, 3 and 4 bedroom, 2 storey residential dwellings, together with associated access roads, driveways, garages, private garden areas and means of enclosure. Includes for the provision of 14 no. affordable dwellings within the above.

RESOLVED (unanimously) - That reserved matters be approved subject to the conditions as detailed in the addendum.

- f) **Application:** 13/01136/FULMAJ - **Proposal:** Amendments to planning permission 10/00745/FULMAJ involving substitution of house types on plots 57 - 59, 62-70 and 72-88 (29 plots)
Group 4 North, land 150 metres west of Sibbering's Farm, Dawson Lane, Whittle-le-Woods

RESOLVED (unanimously) - That planning permission be approved subject to a Section 106 legal agreement and the conditions as detailed in the addendum.

- g) **Application:** 14/00121/CB3 - **Proposal:** 1) Change of use of part of existing Council depot to a recycling centre including provision of living accommodation and training rooms in existing building and associated elevational alterations
Chorley Borough Council Depot, Bengal Street, Chorley PR7 1SA
2) Re-siting of 3 no. storage containers, fuel tanks, canteen and weighbridge
3) Erection of new portal frame bailing shed
4) Erection of 3m high palisade fence
4) Demolition of existing storage building and store

RESOLVED - That full planning permission be approved subject to the conditions as detailed in the addendum.

- h) **Application:** 14/00123/ADV - **Proposal:** 3no. non-illuminated signs
Chorley Borough Council Depot, Bengal Street, Chorley PR7 1SA

RESOLVED (12:0:1) - That advertising consent be granted subject to the conditions as detailed in the addendum.

14.DC.5 PLANNING APPEALS AND DECISIONS REPORT 25 MARCH 2014

RESOLVED: That the report be noted.

Chair