

## **REPORT OF DEVELOPMENT CONTROL COMMITTEE**

### **GENERAL REPORT**

1. Since the last ordinary meeting of the Council, the Development Control Committee has met three times on 26 April, 24 May and 28 June 2005. This report refers briefly to the more significant planning proposals and other important issues considered at the three meetings.

#### **26 April 2005 Meeting**

##### **Planning Policy Statement 1: Delivering Sustainable Development**

2. We received a report of the Head of Planning Services on the contents of Planning Policy Statement No 1 (PPS.1) on Delivering Sustainable Development.
3. The general thrust of PPS.1 reinforces the Government's objectives to facilitate and promote sustainable patterns of urban and rural development, which will underpin development control decisions and future Local Development Framework documents. The Statement highlights that the role of Local Planning Authorities is not restricted to planning policy making and development control, but also entails facilitating and promoting the implementation of good quality design developments, whilst taking into account other plans and strategies. PPS.1 also emphasises the important role of planning as a tool to realise the vision set out in community strategies.
4. The Planning Policy Statement will be used as the basis for a series of briefing sessions for Members to be arranged later in the Municipal Year on relevant planning issues.

##### **Planning Application 04/1422/REMAJ**

5. We considered an application to construct 71 dwellings on 0.7 hectares of land on the west side of Central Drive to the west of Buckshaw Village centre. The development comprises 22 one-bedroomed ground floor apartments, 13 one-bedroomed two-storey homes, 22 two-bedroomed two-storey dwellings above the one-bedroomed apartments and 14 two-bedroomed two-storey homes. A car parking courtyard with one dedicated space per unit, plus visitor spaces and cycle and bin stores will be incorporated in the complex. There will be a landscaped communal community area centrally located within the layout, with an additional public art feature.
6. The scheme represents a new concept of high density housing at more affordable costs, with prices ranging from £50,000 to be targeted at young people and first time buyers. The developer aims to achieve the affordability of the houses by excluding private amenity space and utilising modern, pre-fabricated construction methods.
7. The proposal accords generally with relevant Borough Local Plan policies and the Buckshaw Village Residential Design Code. While appreciating that this proposal incorporates a higher density and different form of layout than previous traditional developments, we were conscious that the innovative and practical design is primarily aimed at providing homes for first-time buyers at affordable prices. The Committee, therefore, granted conditional permission for the development.

##### **Planning Application 04/01457/OUTMAJ**

8. The Committee considered an application for outline planning permission to residentially develop 1.29 hectares of undeveloped land off Carr Lane, Chorley adjoining the former Vertex Training and Conference Centre.

9. We assessed the application against the implications of the proposed development on the current housing supply in the Borough, the existing highway network and employment land remifications, as well as the site specific matters of drainage and landscaping, and the relationship of the development to the Eaves Green Link Road.
10. We considered that the benefits of the proposal more than outweigh the disbenefits and the Committee was, therefore, minded to grant planning permission for the development, subject to a Section 106 Legal Agreement to cover several matters, including a financial contribution towards the Eaves Green Link Road and/or affordable housing provision, a commuted sum in lieu of off-site equipped play space, the transfer of land necessary for the construction of the Link Road, the partial costs of constructing an access to the Link Road, the relocation of the access to the Vertex Centre and the marketing of the allocated employment land.
11. As the proposal involves three elements of potential encroachment into alternative land allocations and zonings in the Adopted Borough Local Plan, the application had previously been advertised as a departure to the Development Plan. In line with accepted procedure, the application has accordingly been referred to the Government Office for the North West (GONW) with a recommendation that the Council is minded to grant conditional outline planning permission, subject to the completion of the Section 106 Legal Agreement. GONW will subsequently decide whether the application should be determined by the Secretary of State or whether we can proceed to finally determine the application.

#### **24 May 2005 meeting**

##### **Planning Application 05/00279/outmaj**

12. Following the decision of the Secretary of State not to 'call in' the application for outline planning permission for the creation of a 75 Unit Leisure Village adjoining the existing 'Spanish Village' adjacent to and at the rear of Camelot Theme Park and Park Hall, Charnock Richard, the Council granted conditional outline permission for the development in February 2001.
14. We considered a further application, lodged under Section 73 of the Town and Country Planning Act 1990, to vary Condition 1 imposed on the 2001 outline permission in order to allow the applicants an additional three years for the submission of the reserved matters.
13. The development comprises 75 single storey units of self-contained timeshare holiday accommodation within a three hectare area to the west of the disused Garden Centre Glasshouse to the north of the Theme Park.
14. The Local Planning Authority, in granting the original outline permission, had concluded that special circumstances existed to justify the development in the Green Belt. We did not consider that there had been any material change in the circumstances surrounding the application and, consequently, approved the proposal to allow a further three years for the submission of reserved matters.

#### **28 June 2005 meeting**

##### **Planning Application 05/00319/LCC**

15. Our views had been sought by the Lancashire County Council on an application by Tarmac Limited for the extraction and processing for sale of about 4.32 million tonnes of high grade sand over a period of approximately 15 years from land to the west of the M6 between Dawbers Lane and Runshaw Lane and to the north of Runshaw Lane, Euxton, including the construction of a new access road, processing plant with associated stock piling areas, weigh bridge and office building, with progressive restoration to agriculture and conservation area. While the total site covers an area of 68 hectares, mineral extraction was only

proposed to take place within an area of 34 hectares, with the remainder of the land being used for soil storage and perimeter screening mounds, processing plant and stockpiling areas, and an access road. The application for planning permission will ultimately be determined by the County Council.

16. We debated the proposal at length, and during the course of our discussion, the following four issues were identified as being of particular concern:
  - There is insufficient evidence that there are not environmentally less sensitive locations available to supply high grade sand to the local area.
  - The increased HGV traffic on local roads is likely to adversely affect the amenity of the local community and other road users.
  - The applicants have provided insufficient details to prove that the proposal will comply with the emerging EU limits for air quality objectives for PM<sub>10</sub>'s which will cover the extraction period. The intended limit value has been ignored in the applicants' report.
  - The proposal will be detrimental to the amenities of local residents and to the users of the attractive surrounding countryside.
17. After taking account of those concerns, it was the Committee's unanimous decision to lodge an objection to the proposals on those grounds. We have also requested an opportunity to attend the appropriate meeting when the application will be determined by the County Council to put forward the Borough Council's arguments.

#### **Planning Application 05/00344/FULMAJ**

18. The Committee considered an application for planning permission for the development of 164 dwellings in a mixture of flats and two and three storey houses, on the site of the former Talbot Mill at From Street, Chorley. The application included proposals for landscaping, an access off From Street and hopefully improvements to From Street/Eaves Lane, together with plans for footpaths to front onto the canal along the western boundary of the site and at Black Brook along the eastern boundary.
19. While the Committee appreciates the present derelict and untidy state of the site, the area remains a peripheral site with poor access that will be awkward to develop.
20. The number of houses proposed for construction on the site has increased significantly, exacerbating the access and environmental impact issues. In this context, the Lancashire County Council, as the strategic authority, has expressed concern at the potential oversupply of housing within the Borough and, in line with the situation in the Borough, have objected to a number of allocated sites proceeding to development. In addition, the proposal is contrary to an Adopted Local Plan Review policy in that the application does not make a satisfactory provision for affordable housing.
21. In conclusion, it was the Committee's unanimous decision to reject the application.

COUNCILLOR A LOWE

Chair of Development Control Committee and Executive Member for Development and Planning.

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There are no background papers to this report.