



MINUTES OF	DEVELOPMENT CONTROL COMMITTEE
MEETING DATE	Tuesday, 5 August 2014
MEMBERS PRESENT:	Councillors Matthew Crow (Chair), Dave Rogerson (Vice-Chair) and Charlie Bromilow, Henry Caunce, Jean Cronshaw, Christopher France, Danny Gee, Keith Iddon, June Molyneaux, Alistair Morwood, Mick Muncaster and Paul Walmsley
RESERVES:	Councillors John Dalton, Robert Finnamore and Mike Handley
OFFICERS:	Jamie Carson (Director of Public Protection, Streetscene and Community), Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Legal Services Team Leader), Nicola Hopkins (Principal Planning Officer) and Cathryn Filbin (Democratic and Member Services Officer)
APOLOGIES:	Councillors David Dickinson, Richard Toon and Alan Whittaker
OTHER MEMBERS:	Councillors Paul Leadbetter

14.DC.60 Minutes

RESOLVED – That the minutes of the Development Control Committee held on 8 July 2014 be confirmed as a correct record and signed by the Chair.

14.DC.61 Declarations of Any Interests

There were no declarations of interest submitted.

14.DC.62 Planning applications to be determined

The Director of Public Protection, Streetscene and Community submitted twelve applications for planning permission consideration.

In considering the applications, Members of the Development Control Committee took into account the agenda reports, the addendum, and verbal representations and submissions provided by officers and individuals.

14.DC.62a 14/00071/OUTMAJ - Camelot Theme Park Park Hall Road Charnock Richard Chorley PR7 5LP

Speakers: Agent for the objector – Chris Weetman, Parish Councillor – Harold Heaton (Charnock Richard Parish Council), Ward Councillor – Councillor Paul Leadbetter, applicant's agent – Dan Mitchell

RESOLVED (unanimously) - That the planning permission be refused on the grounds that the impact of the development would cause significant harm to the openness of the surrounding area and the benefits of the development would not outweigh the harm. That harm was significant to warrant refusal and that the framing of the reason for refusal be passed to officers in consultation with the Chair and Vice Chair of the Development Control Committee and be recorded in the minutes for the meeting.

The Chair and Vice Chair subsequently agreed the following reason for refusal and in accordance with the resolution above this reason is recorded below:

- 1. The Chair and Vice Chair subsequently agreed the following reason for refusal and in accordance with the resolution above this reason is recorded below: The proposed development is not small scale or limited to appropriate infilling, conversion of buildings or meeting local need and is therefore contrary, in the absence of exceptional reasons for the large scale redevelopment proposed, to Policy 1 of the Adopted Central Lancashire Core Strategy and the spatial vision that underlies it. The proposed development would also have a greater impact on the openness of the Green Belt and the purpose of including land within in than the existing development on that part of the site that is previously developed and would therefore be inappropriate development in the Green Belt. Substantial weight attaches to the harm to the Green Belt by reason of inappropriateness and further harm arising here by reason of the impact of the proposed development on the openness of the Green Belt. The benefits associated with the proposed development would not clearly outweigh the harm resulting and therefore constitute, individually or cumulatively, very special circumstances required if inappropriate development is to be approved in the Green Belt in accordance with paragraph 88 of the National Planning Policy Framework ('the Framework'). The presumption in favour of sustainable development set out at paragraph 14 of the Framework is not considered, for these reasons, to apply to the proposed development.**

14.DC.62b 14/00022/OUTMAJ - Goodyear Business Park Gorsey Lane Mawdesley

Speakers: Objector – Ian Paterson, supporter – Stella Thompson, Parish Councillor – Grahame Green (Mawdesley Parish Council) and the applicant's agent – Justin Cove

A motion to refuse the outline planning permission on the grounds that the special circumstances demonstrated did not outweigh the harm that the development would cause in that:

- 1. There was no requirement for affordable homes in Mawdesley**
- 2. The emerging Local Plan stated that the only development for Gorsey Lane should only be infill developments.**

3. Due to other business park developments in the area, moving the Goodyear furniture business would make it unsustainable
4. The Goodyear furniture business was sustainable in its current location

When the motion was put to the vote the vote was lost (6:9:0)

RESOLVED (10:4:1) – That the outline planning permission be approved subject to an associated Section 106 legal agreement and conditions detailed in the addendum.

14.DC.62c 14/00550/OUT- Land to the south west of Ricmarlo, Preston Nook, Eccleston

RESOLVED (unanimously) – That the outline planning permission be approved subject to an associated Section 106 legal agreement and the conditions detailed within the report in the agenda.

14.DC.62d 14/00551/OUT- Ricmarlo , Preston Nook, Eccleston

RESOLVED (unanimously) – That the Outline planning permission be approved subject to a Section 106 legal agreement and the conditions detailed within the report in the agenda.

14.DC.62e 14/00512/FULMAJ - Unit 7 And 9, Revolution Park, Buckshaw Avenue, Buckshaw Village

SPEAKER: Applicant's agent – Andrew Bickerdike

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

14.DC.62f 14/00560/FULMAJ - Formerly Burrows (Grass Machinery) Limited, Wigan Road, Clayton-le-Woods

Speaker: Applicant's agent – Simon Pemberton

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

14.DC.62g 14/00563/REMMAJ - Land bounded by Town Lane (to the north) and Lucas Lane (to the east), Town Lane, Whittle-le-Woods

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

14.DC.62h 14/00618/FUL - Clayton Brook Community Hall, Great Greens Lane, Bamber Bridge, Perton, PR5 8HL

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

14.DC.62i 14/00332/OUT - Land between Wheatsheaf Hotel and 2 Chapel Lane, Coppull

RESOLVED (14:1:0) – That the outline planning permission be approved subject to a Section 106 legal agreement and the conditions detailed within the report in the agenda.

14.DC.62j 14/00541/REM - Land north of Lancaster Lane and bounded by Wigan Road and Shady Lane, Lancaster Lane, Clayton-le-Woods

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

14.DC.62k 14/ 00584/FUL - Eaves Green Community Centre, Cottage Fields, Chorley, PR7 3QE

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

14.DC.62l 14/00620/FUL- Land west at rear of 5 Fendley Cottage, Blackburn Brow, Chorley

RESOLVED (unanimously) – That full planning permission be approved subject to a Section 106 legal agreement and the conditions detailed within the report in the agenda.

14.DC.63 Footpath 31 Coppull Confirmation of Public Path Diversion Order 2014

The Head of Governance submitted a report which asked Members of the Development Control Committee to consider whether the diversion of a section of public footpath number 31 Coppull be confirmed as an unopposed order to facilitate the development of 8 two bedroomed bungalows for affordable rent.

No objections had been received. A verbal update was given to Members of the Development Control Committee to the effect that the Public Rights of Way Officer at Lancashire County Council was satisfied that works required under the order had been satisfactorily completed.

RESOLVED (unanimously) –

- 1. That the Public Footpath Diversion Order for a length of public footpath number 31 Coppull made on 16 January 2014 pursuant to Section 257 of the Town and Country Planning Act 1990 be confirmed as an unopposed order.**
- 2. That the Head of Governance be authorised to serve notice regarding the confirmation of the order on prescribed persons and arrange for notice in the local press and on site, and certify the order as being complied with having regard to any representations from the Public Rights of Way Team at Lancashire County Council or to confirm the order in the absence of representation from the Public Rights of Way Team and certify its terms as being complied with.**

14.DC.64 Tree Preservation Order No 1 (Whittle-le-Woods) 2014

Members of the Development Control Committee considered a report from the Head of Governance which recommended formal confirmation of the Tree Preservation Order number 1 (Whittle-le-Woods) without modification.

No objections had been received in response to the making of the order.

RESOLVED (unanimously) – That formal confirmation of the Tree Preservation Order number 1 (Whittle-le-Woods) be approved.

14.DC.65 Proposed Confirmation of Tree Preservation Order No.3 (Clayton-le-Woods) 2014 without modification

Members of the Development Control Committee considered a report from the Head of Governance which recommended formal confirmation of the Tree Preservation Order number 3 (Clayton-le-Woods) without modification.

No objections had been received in response to the making of the order.

RESOLVED (unanimously) – That formal confirmation of the Tree Preservation Order number 3 (Clayton-le-Woods) be approved.

14.DC.66 Appeals and other decisions

The Director of Public Protection, Streetscene and Community submitted a report which informed Members of the Development Control Committee of –

- two appeals that had been lodged with the Planning Inspectorate against the delegated decision to refuse full planning permission.
- an enforcement appeal that had been withdrawn from the Planning Inspectorate
- and; two planning applications from Lancashire County Council
 - a decision to vary condition number 3 of planning permission 09/13/0185
 - the erection of a new single storey extension planning application number 14/00556/CTY.

RESOLVED – That the report be noted.

Chair

Date