



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

MEETING DATE **Wednesday, 3 September 2014**

MEMBERS PRESENT: Councillor Matthew Crow (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Charlie Bromilow, Henry Caunce, Jean Cronshaw, David Dickinson, Christopher France, Danny Gee, June Molyneaux, Alistair Morwood, Mick Muncaster, Richard Toon, Paul Walmsley and Alan Whittaker

RESERVES: Councillor John Dalton

OFFICERS: Paul Whittingham (Development Control Team Leader), Alex Jackson (Legal Services Team Leader), Nicola Hopkins (Principal Planning Officer), Adele Hayes (Principal Planning Officer) and Cathryn Filbin (Democratic and Member Services Officer)

APOLOGIES: Councillor Keith Iddon

14.DC.67 Minutes

RESOLVED – That the minutes of the Development Control Committee held on 5 August 2014 be confirmed as a correct record and signed by the Chair.

14.DC.68 Declarations of Any Interests

In accordance with the Council's Members Code of Conduct, Councillor Henry Caunce declared a pecuniary interest in respect of planning application item 3f - 14/00426/FUL, Roselands, Tincklers Lane, Ecclestone, Chorley.

14.DC.69 Planning applications to be determined

The Director of Public Protection, Streetscene and Community submitted eight 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.69a 14/00641/FULMAJ- Charnock Richard Golf Club, Preston Road, Charnock Richard

Speaker: Applicant – Matthew Jackson

(At this point Councillor Chris France joined the meeting.)

RESOLVED (unanimously) – The Members of the Development Control Committee were minded to approve planning permission subject to –

- 1. the derogation tests of the Habitats Directive being satisfied;**
- 2. the conditions detailed within the report in the agenda;**
- 3. the additional and amended conditions detailed in the addendum;**
- 4. officers be delegated the wording for additional and/or amended conditions relating to ecology, following discussion with the Ecologist and in consultation with the Chair and Vice Chair of the Development Control Committee and;**
- 5. following referral to the Secretary of State.**

14.DC.69b 14/00491/FULMAJ- The Carrington Centre, New Mill Street, Ecclestone

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

(At this point Councillor Alan Whittaker left the room for the remainder of the meeting taking no further part in discussions of any agenda items or subsequent votes).

14.DC.69c 14/00635/REMMAJ - Group 1, Euxton Lane, Euxton

RESOLVED (unanimously) – That the reserved matters application be approved subject to conditions detailed within the report in the agenda, and the additional and amended conditions detailed in the addendum.

14.DC.69d 14/00662/REMMAJ - Plots 1075-1093 The Orchard, Ordnance Road, Buckshaw Village

RESOLVED (unanimously) – That the Reserved Matters consent was refused for the following reasons:

- 1. The proposed layout, design and density of the dwellings proposed do not respect of character or appearance of the surrounding area or secure high quality design and fails to take the opportunity for improving the character and quality of the Southern Commercial Area and the way it functions. It is considered important from a design perspective that this site provides a transition between the high density commercial centre and the dwellinghouses surrounding the Listed Building, Buckshaw Hall, which the proposals do not secure. As such the proposals are contrary to Government advice contained within the National Planning Policy Framework, Policies 5 and 17 of the Adopted Central Lancashire Core Strategy, Policy BNE1 of the Emerging Chorley Local Plan 2012-2026, guidance contained within the Central Lancashire ‘Design Guide’ Supplementary Planning Document and the Buckshaw Village Southern Commercial Design Code.**

2. The proposed dwelling on plot 1075 will create overlooking to the rear garden of the adjacent dwelling to the detriment of the future residents amenities. The proposals are therefore contrary to Policy HS4 of the Adopted Chorley Borough Local Plan Review 2003 and Policy BNE1 of the emerging Local Plan 2012-2026.
3. The property on plot 1090 incorporates insufficient off road parking provision for the size of dwelling proposed which will be detrimental to the surrounding road network through the creation of on road parking. The proposals are therefore contrary to Policy TR4 of the Adopted Chorley Borough Local Plan review 2003 and Policy ST4 of the emerging Local Plan 2012-2026.

14.DC.69e 14/00730/REMAJ - Land south of Cuerden Farm and Woodcocks Farm and land north of Caton Drive, Wigan Road, Clayton-le-Woods

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

(At this point Councillor Caunce declared a pecuniary interest and left the room for the duration of this item taking no part in the discussion or subsequent vote.)

14.DC.69f 14/00426/FUL- Roselands, Tincklers Lane, Eccleston

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

14.DC.69g 14/00480/FUL - Whittle-le-Woods Village Hall, Union Street, Whittle-le-Woods, Chorley

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

14.DC.69h 14/00783/FUL- Astley Park, Park Road, Chorley

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

14.DC.70 Enforcement - Land opposite 71 Church Lane, Charnock Richard

The Director of Public Protection, Streetscene and Community submitted an enforcement report regarding land opposite 71 Church Lane, Charnock Richard, which sought Members' instruction as to whether it was felt expedient to serve an enforcement notice to remedy a breach of planning control in respect of an unauthorised change of use of land from pasture land to use for the repair, maintenance and sale of motor vehicles and domestic purposes, including the storage of a caravan and siting of containers.

RESOLVED (unanimously) – That it was expedient to use an Enforcement Notice to resolve the breach of planning control in respect of unauthorised change of use of land from pasture land to use for the repair, maintenance and sale of

motor vehicles and domestic purposes, including the storage of a caravan and siting of containers.

14.DC.71 Proposal to confirm (without modification) Tree Preservation Order No.4 (Eccleston) 2014

Members of the Development Control Committee considered a report from the Chief Executive which recommended formal confirmation of the Tree Preservation Order Number 4 (Eccleston) 2014 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 4 (Eccleston) 2014 be approved without modification.

14.DC.72 Planning Appeals and Decisions

The Director of Public Protection, Streetscene and Community submitted a report which informed Members of the Development Control Committee of four appeals lodged with the Planning Inspectorate.

RESOLVED – That the report be noted.

14.DC.73 Any urgent business previously agreed with the Chair

14.DC.73a 14/00916/DEMCON - 2 Thirlmere Road, Chorley, PR7 2JH

The Chair accepted the following report as a late urgent item for the Development Control Committee to consider for the reason that the notification of demolition application, which was received on 21 August 2014, had been made by the Council (Property Services) and was related to Council land. The application required determination within 28 days of receipt of the application. Therefore leaving the application until the next meeting of the Development Control Committee on the 30 September 2014 would result in the decision being made after the expiry of 28 days.

RESOLVED (unanimously) – That prior approval not required.

Chair

Date