

**MINUTES OF DEVELOPMENT CONTROL COMMITTEE**

**MEETING DATE** Tuesday, 10 February 2015

**MEMBERS PRESENT:** Councillor Steve Holgate (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Charlie Bromilow, Henry Counce, Jean Cronshaw, Christopher France, Danny Gee, Keith Iddon, June Molyneaux, Alistair Morwood, Mick Muncaster, Richard Toon and Paul Walmsley

**RESERVES:** Councillors John Dalton and Mike Handley

**OFFICERS:** Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Nicola Hopkins (Principal Planning Officer), Ian Heywood (Senior Planner (Conservation)), Alex Jackson (Legal Services Team Leader), Jodi Fitzpatrick (Solicitor) and Cathryn Filbin (Democratic and Member Services Officer)

**APOLOGIES:** Councillors David Dickinson and Alan Whittaker

**OTHER MEMBERS:** Councillors Marion Lowe and Gordon France

**15.DC.105 Minutes of meeting Tuesday, 20 January 2015 of Development Control Committee**

**RESOLVED – That the minutes of the last meeting of the Development Control Committee be approved as a correct record for signature by the Chair.**

**15.DC.106 Declarations of Any Interests**

There were no declarations of interest for any items on the agenda.

**15.DC.107 Planning applications to be determined**

The Director of Public Protection, Streetscene and Community submitted 17 reports for planning permission consideration.

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

*(At this point Councillor Paul Walmsley joined the meeting.)*

**15.DC.107a 14/00332/OUT - Land between Wheatsheaf Hotel and 2, Chapel Lane, Coppull**

**Registered speaker:** the applicant's agent – John Taylor

**RESOLVED (unanimously) – That planning permission be approved subject to conditions detailed in the addendum. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies –**

- Allotments
- Amenity Greenspace
- Playing Pitches

**15.DC.107b 14/00376/OUT - 3 Oak Drive, Chorley**

**Registered speakers:** objector – Adrian Sherlock and Ward Councillor Marion Lowe.

**RESOLVED (12:0:1) - That the decision be deferred to allow Members of the Committee the opportunity to visit the site of the proposals.**

**15.DC.107c 14/00603/FUL - Prospect House, Whins Lane, Wheelton, Chorley, PR6 8HN**

**RESOLVED (unanimously) – That planning permission approved subject to the conditions detailed within the report in the agenda. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies –**

- Allotments
- Amenity Greenspace
- Playing pitches

**15.DC.107d 14/00098/FUL - Land 40M North West Of Lake View Nursing Home, Chorley Road, Withnell**

**RESOLVED (unanimously) – That planning permission be approved subject to conditions detailed within the report in the agenda. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies –**

- Amenity greenspace
- Playing Pitches
- Provision for children/young people

*(At this point both Councillor Christopher France and Charlie Bromilow joined the meeting.)*

**15.DC.107e 13/00644/FUL - 7 Albert Street, Chorley, PR7 2TY**

**RESOLVED (unanimously) – That planning permission be approved subject to conditions detailed in the addendum. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. Members noted that it would not be appropriate to seek contributions for provision for children and young people from this type of development. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies –**

- Allotments
- Amenity Greenspace
- Playing Pitches

**15.DC.107f 14/00110/OUT - 69 Charter Lane, Charnock Richard**

**RESOLVED (unanimously) – That planning permission be approved subject to conditions detailed within the report in the agenda. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies –**

- Allotments
- Amenity Greenspace
- Paying pitches

**15.DC.107g 14/00309/FUL - Land adjacent to The Bungalow, Chorley Old Road, Clayton-le-Woods, Chorley, PR6 7QZ**

**RESOLVED (unanimously) – That planning permission be approved subject to the conditions detailed within the report in the agenda. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies -.**

- Allotments
- Playing Pitches

- Provision for children/young people

**15.DC.107h 14/00705/FUL - 1 Queens Road, Chorley**

**RESOLVED (unanimously) – That planning permission be approved subject to the conditions detailed within the report in the agenda. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies –**

- Allotments
- Amenity Greenspace
- Playing pitches

**15.DC.107i 14/00704/FUL - 3 Queens Road, Chorley**

**RESOLVED (unanimously) – That planning permission be approved subject to the conditions detailed within the report in the agenda. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies –**

- Allotments
- Amenity Greenspace
- Playing Pitches

**15.DC.107j 14/00324/FUL - Yates Barns, 20 St Thomas's Road, Chorley**

**RESOLVED (unanimously) - Planning permission approved subject to the conditions detailed within the report in the agenda. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies -**

- Allotments
- Amenity Greenspace
- Playing pitches

**15.DC.107k 13/00757/FUL - Novita, 37 Cowling Brow, Chorley**

**RESOLVED (unanimously) - That planning permission be approved. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was**

**subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies –**

- **Allotments**
- **Playing Pitches**

At this point the business on the agenda for the first part of the meeting had been concluded and the meeting was adjourned at 4.55pm.

The Committee was reconvened at 6.30pm for the second part of the meeting to consider the remaining items of business on the agenda.

**15.DC.107i 14/01132/FULMAJ - Land bounded by Black Brook, Chapel Lane and Tithe Barn Lane, Heapey**

**Registered speakers:** objector – Peter Smith and Ward Councillor Gordon France

**RESOLVED (unanimously) – That planning permission be refused for the reasons set out in the report, namely on the grounds that the proposal would be inappropriate development within the green belt. The size, scale and nature of the proposal was such that members of the Committee considered it would cause significant harm to the countryside through encroachment of development into the countryside eroding the openness of the green belt and that the harm arising was not outweighed by any potential benefits. The proposed development would be harmful to the amenities of users of Public Footpath 31.**

**Whilst the proposal was materially different to the recent appeal decision on the same site, members of the Committee did not consider that the changes to the proposal were sufficient to overcome the Inspector’s reasons for refusal.**

**15.DC.107m 14/01273/FULMAJ - Brookfield Development Seddon Homes, Chapel Lane, Coppull**

**Registered speaker:** applicant’s agent – Debra Baker

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

**15.DC.107n 14/01011/FULMAJ - Land 340m east of Cuerden Farm, Wigan Road, Clayton-le-Woods**

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

**15.DC.107o 14/01199/FUL - 4 Chorley Road, Heath Charnock, Chorley, PR6 9LB**

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

**15.DC.107p 14/01231/REMAJ - Group 1, Euxton Lane, Euxton**

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

**15.DC.107q 14/01243/FUL - Adlington Police Station, 26 Church Street, Adlington, Chorley, PR7 4EX**

**RESOLVED (unanimously) – That planning permission be approved subject to conditions detailed within the report in the agenda. In addition, after careful consideration, Members of the Committee felt that there was a significant deficit of types of open space and playing pitch provision and gave due and proper weight to local planning policy in preference to the NPPG. As a result Members of the Committee agreed that the application was subject to a Section 106 legal agreement to secure payments in respect of deficits in the following typologies –**

- **Allotments**
- **Amenity greenspace**
- **Playing Pitches**
- **Provisions for children/young people**

**15.DC.108 Enforcement Report**

Members of the Committee considered a report by the Director of Public Protection, Streetscene and Community which sought authority to take enforcement action in respect of the unauthorised use of land at Town Lane Farm, Town Lane, Heskin.

Without planning permission there had been a change of use of the livery stable yard area, to a use for the parking and sale of motor vehicles. The development constitutes inappropriate development in the Green Belt and was contrary to the National Policy Framework and Policy DC1 of the Adopted Chorley Local Plan Review.

**RESOLVED (unanimously) – That it was expedient to issue an enforcement notice to remedy the breach of planning control by ceasing the use of land for the parking, storage and sale of motor vehicles. The period for compliance was three months.**

**15.DC.109 The Chorley Borough Council (Public Footpath No. 34 Chorley) Public Path Diversion Order 2013**

Members of the Committee considered a report of the Chief Executive which sought confirmation of a Diversion Order in relation to part of Public Footpath Number 34 Chorley, as an unopposed order.

**RESOLVED –**

- 1. That the Chorley Borough Council (Public Footpath No. 34 Chorley) Public Path Diversion Order 2013 made on 21 November 2013 pursuant to Section 257 of the Town and Country Planning Act 1990 be confirmed as an unopposed order in respect of a length of Footpath Number 34 Chorley.**

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.**

**15.DC.110 Planning appeals and Other Decisions Report 10 February 2015**

The Director of Public Protection, Streetscene and Community submitted a report which informed Members of the Committee of two planning appeals that had been dismissed by the Planning Inspectorate.

**RESOLVED – That the report be noted.**

Chair

Date