

Development Control Committee

Tuesday, 22 May 2007

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Kenneth Ball, Alan Cain, Henry Caunce, Michael Davies, Michael Devaney, Daniel Gee, Mrs Pat Haughton, Roy Lees, Miss June Molyneaux, Geoffrey Russell, Edward Smith, Shaun Smith and Ralph Snape

Officers: Jane Meek (Director of Development and Regeneration), Claire Hallwood (Deputy Director of Legal Services), Wendy Gudger (Development Control Manager), Dianne Scambler (Trainee Democratic Services Officer) and Neil Higson (Principal Planning Officer)

Also in attendance: Councillors Dennis Edgerley (Chorley North East), Marion Lowe (Chorley North East) and Mrs Iris Smith (Wheulton and Withnell)

07.DC.59 THANK YOU

The Chair on behalf of the Committee expressed thanks to Ex-Councillor Chris Snow who was a former Member of the Development Control Committee, but had not been re-elected on 3 May 2007. The Chair thanked him for his valuable contribution to the Committee and wished him well for the future.

07.DC.60 NEIL HIGSON

The Chair advised the Committee that Neil Higson (Principal Planning Officer) would be leaving the Authority shortly and was attending his last meeting of the Development Control Committee.

The Chair and the Committee thanked Mr Higson for his work and support to the Committee and extended best wishes for the future.

07.DC.61 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillor Eric Bell and Councillor Adrian Lowe who could not attend as he was on Mayoral duty

07.DC.62 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 24 April 2007 be confirmed as a correct record and signed by the Chair.

07.DC.63 DECLARATIONS OF ANY INTERESTS

No declarations of interest were received.

07.DC.64 PLANNING APPLICATIONS AWAITING DECISION

The Director of Development and Regeneration submitted reports on a number of planning applications to be determined by the Committee.

RESOLVED - That the planning applications, as now submitted, be determined in accordance with the Committee's decisions as recorded below.

07.DC.65 A1:06/01341/FULMAJ - RECTORY FARM, TOWN ROAD, CROSTON

(The Committee received representations from an objector and a supporter of the application)

Application No: 06/01341/FULMAJ
Proposal: Proposed redevelopment of Rectory Farm creating 6 No. four bedroom dwellings, conversion of existing barn to create 3 No. three bedroom apartments with associated garage space and visitor parking. Also, erection or rear extension to Croston Trinity Methodist Church to create Sunday School/community facilities with associated parking.
Location: Rectory Farm, Town Road, Croston, Leyland
Decision:
It was proposed by Councillor Ken Ball, seconded by Councillor Ralph Snape, and subsequently **RESOLVED (13:0) to defer the decision to allow the Members of the Committee to visit the site of the application.**

07.DC.66 B3:07/00383/COU - WITHNELL HOUSE REST HOME, WITHNELL, CHORLEY

(The Committee received representations from an objector of the application)

Application No: 07/00383/COU
Proposal: Change of use of residential dwelling house (C3) to Residential Rehabilitation Centre (C2)
Location: Withnell House Rest Home, Bury Lane, Withnell, Chorley
Decision:
It was proposed by Councillor Ken Ball, seconded by Councillor Ralph Snape, and was subsequently **RESOLVED (14:0) to refuse the planning application for the following reason:**
The proposed development would by the nature of the proposed use as a rehabilitation centre lead to an increase in crime and fear of crime which is a material planning consideration and this was considered to be contrary to Section 17 of the Crime and Disorder Act 1998 and policy GN5 of the Adopted Chorley Borough Local Plan Review

07.DC.67 GUIDING PRINCIPLES FOR DEVELOPMENT OF THE BOTANY/ GREAT KNOWLEY SITE

The Director of Development and Regeneration submitted a report advising Members of the responses received following consultation of the Guiding Principles Document for the development of the Botany Bay/Great Knowley Site and to seek approval of the document.

The Botany/Great Knowley site had been allocated under Policy EM!4 of the adopted Chorley Borough Local Plan Review (August 2003) for B1 (Business (Offices/Light Industry) and B2 (General Industry) uses. The site is in a number of different ownerships.

The guidance note had been prepared by Officers to assist the design process that should be undertaken by those considering the development of the site. Initial

consultations had been held with Lancashire County Council, the Highways Agency and British Waterways prior to the preparation of the draft guidance in January 2007.

Following Executive Member approval the document had been put out for wider consultation for a four-week period and all the site landowners had been consulted.

Members raised concerns that the site was still allocated for B1 use under the adopted Chorley Borough Local Plan Review as they felt that there was already an over demand within other areas of the borough and clarification was sought as to how widely the Guiding Principles Document had been consulted on by local residents.

It was proposed by Councillor Alan Cain, seconded by Councillor June Molyneaux, and subsequently **RESOLVED (8:7) with Councillors Alan Cain, Henry Counce, Michael Devaney, David Dickinson, Patricia Haughton, Harold Heaton, June Molyneaux and Geoff Russell voting for the proposal and Councillors Ken Ball, Michael Davies, Danny Gee, Roy Lees, Edward Smith, Shaun Smith and Ralph Snape voting against the proposal, to make a recommendation that the Executive Cabinet be not minded to receive this report until wider consultation has taken place with the local residents.**

07.DC.68 A2:07/00248/REMMAJ - H8, EUXTON, LANCASHIRE

Application No: 07/00248/REMMAJ
Proposal: Reserved Matters application for the erection of 76 dwellings with associated parking, landscaping, bin stores, roads and sewers.

Location: Parcel H8, Euxton Lane, Euxton, Lancashire

Decision:

It was proposed by Councillor Danny Gee, seconded by Councillor Ken Ball, and subsequently **RESOLVED to approve the reserved matters application subject to the following conditions:**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

4. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of

development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

7. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.

8. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

9. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plans. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

10. The approved plans are:

Plan Ref:	Stamp Dated:	Title:
BV-H8-11-02-001	10 th May 2007	Site Layout
BH-11-02-SB1	10 th May 2007	Assembly Block 1 - Floor Plans & Sections
BH-11-02-SB2	10 th May 2007	Assembly Block 1 - Floor Plans & Elevations
BH-11-02-SB3	10 th May 2007	Assembly Block 2 - Floor Plans & Sections
BH-11-02-SB4	10 th May 2007	Assembly Block 2 - Floor Plans & Elevations
	1 st March 2007	Binstore Plans & Elevations
	1 st March 2007	Boundary Treatment Proposals
	1 st March 2007	Boundary Treatment Details

07.DC.69 B1:07/00085/FUL - HEAPEY AND WHEELTON VILLAGE HALL, WEST VIEW, WHEELTON

Application No: 07/00085/FUL
Proposal: Removal of planning condition no.2 (app 9/83/00453) "The building will not be used between the hours of 1.00pm and 8.00am"
Location: Heapey and Wheelton Village Hall, West View, Wheelton
Decision:
Application withdrawn

07.DC.70 B2:07/00255/FUL - LAND NORTH OF RAWLISON LANE, HEATH CHARNOCK

Application No: 07/00255/FUL
Proposal: Revision to Planning Permission 04/969/FUL by modification of condition 11 – no machinery or vehicles (including horseboxes and trailers) shall be stored or kept within the site overnight
Location: Land North of 125 Rawlison Lane, Heath Charnock
Decision:
It was proposed by Councillor Danny Gee, seconded by Councillor June Molyneaux, and subsequently **RESOLVED to grant full planning permission.**

07.DC.71 PROPOSED PROCEDURE FOR SITE INSPECTIONS BY THE DEVELOPMENT CONTROL COMMITTEE

The Director of Development and Regeneration and the Director of Customer, Democratic and Legal Services submitted a joint report on the proposed procedure for site inspections by the Development Control Committee.

It was proposed that the Development Control Committee should continue to decide when it wishes to undertake visits to development sites which are the subject of planning applications to be determined by the Committee and that all Members of the Committee be given the opportunity to attend.

It was proposed by Councillor Danny Gee, seconded by Councillor Ken Ball, and subsequently **RESOLVED to approve the following procedure and arrangements:**

- **The Committee should agree and resolve that a site inspection be undertaken in respect of any particular planning application.**
- **That the Democratic Officer liaise with the Development Control Manager and the Chair of the Development Control Committee on the date/time for the site inspection**
- **That the Democratic Officer email the details of the site inspection arrangements to all Members of the Committee and appropriate ward councillors, together with a further copy of the report on the particular planning application**
- **That Members continue to make their own transport arrangements for visiting the development site**
- **That the site inspection is classed as an informal meeting because no decisions will be made**
- **That no minutes will be produced**
- **That the Development Control Manager (or representative) be present at the site inspection to advise the Committee members of any issues in respect of the planning application**
- **That following the site inspection, the planning application be given further consideration at the next meeting of the Committee**

07.DC.72 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Director of Development and Regeneration giving notification of the lodging of two appeals against the refusal of planning permission, one appeal that had been allowed and two appeals that had been withdrawn.

RESOLVED – That the report be noted.

07.DC.73 SELECTED PLANNING APPLICATION THAT HAVE BEEN DETERMINED, BY THE DIRECTOR OF DEVELOPMENT AND REGENERATION FOLLOWING CONSULTATION WITH THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received for information, a table showing the decisions made on the following category 'B' development proposals which had, or were intended to be, determined by the Chief Officer under the adopted scheme of delegations, following consultation with the Chair and Vice-Chair of the Committee.

RESOLVED – That the information be noted.

07.DC.74 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 12 APRIL AND 4 MAY 2007

The Director of Development and Regeneration presented for Members information, a schedule listing the remainder of the applications that had been determined by the Chief Officer under delegated powers between 12 April and 4 May 2007.

RESOLVED – That the schedule be noted.

Chair