

Development Control Committee

Tuesday, 19 June 2007

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Eric Bell, Alan Cain, Henry Caunce, Michael Davies, Michael Devaney, Daniel Gee, Adrian Lowe, Miss June Molyneaux, Edward Smith and Shaun Smith

Officers: Jane Meek (Director of Development and Regeneration), Wendy Gudger (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services), Tim Murphy (Director of Information and Communication Technology), Taylor (Directorate Support Manager) and Tony Uren (Democratic Services Officer)

Also in attendance: Councillors Alan Cullens (Clayton-le-Woods North) and Dennis Edgerley (Chorley North East)

07.DC.75 EX-COUNCILLOR J WILSON

The Chair referred to the death on 18 June of ex-Councillor John Wilson, a former Leader of the Council. The members, officers and members of the public present at the meeting stood in silence for a minute as a mark of respect.

07.DC.76 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors K Ball, Mrs P Haughton, R Lees, G Russell and R Snape.

07.DC.77 DECLARATIONS OF ANY INTERESTS

Councillor M Devaney declared a personal interest in Planning Application 07/00259/FUL for development at Clayton-le-Woods Manor Road Primary School which had been determined under delegated power, following consultation with the Chair and Vice-Chair. Councillor Devaney remained in the meeting but took no part in the decision or voting on agenda item 7.

07.DC.78 MINUTES

The minutes of the meeting of the Development Control Committee held on 22 May 2007 were confirmed as a correct record and signed by the Chair.

07.DC.79 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.

- (a) **B9:07/00446/COU - Brook House Hotel, 662, Preston Road, Clayton-Le-Woods, Chorley PR6 7EH**

(The Committee received representations from an objector to the proposals and a Ward representative, Councillor A Cullens)

Application no: 07/00446/COU
Proposal: Retrospective application to extend existing car park area into landscaped area
Location: Brook House Hotel, 662, Preston Road, Clayton-Le-Woods, Chorley

Decision:
It was proposed by Councillor E Bell, seconded by Councillor S Smith, and subsequently **RESOLVED (7:1) to defer further consideration of the proposal to allow the Committee members to visit the site of the application.**

(b) B4:07/00187/FUL - Camelot Theme Park, Park Hall Road, Charnock Richard, Lancashire PR7 5LP

(The Committee received representations from an objector to the proposals and the applicants' Agent).

Application no: 07/00187/FUL
Proposal: Erection of replacement roller coaster
Location: Camelot Theme Park, Park Hall Road, Charnock Richard
Decision:

It was proposed by Councillor A Lowe, seconded by Councillor D Gee, and subsequently **RESOLVED (8:1) to grant full planning permission, subject to the following conditions:**

1. The operation of the replacement roller coaster hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the roller coaster and its associated building (notwithstanding any details shown on the 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 Nos. GN5 and DC1 of the Adopted Chorley Borough Local Plan Review.

2. Prior to the operation of the roller coaster hereby approved a habitat creation and management plan detailing where a compensatory habitat shall be provided and a schedule of proposed works, shall be submitted to and approved in writing by the Local Planning Authority. Reason: In order to protect habitat for nesting birds, their nests and eggs as in accordance with Policy EP3 of the Chorley Borough Local Plan Review.

(c) A1:07/00384/FULMAJ - Land Adjacent Railway, Stump Lane, Chorley

(The Committee received representations from a Ward representative, Councillor D Edgerley)

Application No: 07/00384/FULMAJ
Proposal: Construction of 3 industrial units with parking and ancillary facilities
Location: Land adjacent Railway. Stump Lane, Chorley
Decision:

It was proposed by Councillor A Lowe, seconded by Councillor D Gee, and subsequently **RESOLVED (9:0) to grant full planning permission, subject to the following conditions) and further discussions with the applicants on the possibility of extra screening being provided on Brock Road:**

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. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings 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 and EM2 of the Adopted Chorley Borough Local Plan Review.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 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. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: Surface water run off from the site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

7. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be

passed through gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment.

8. Unit 1 as shown on the submitted plan, shall only be used for B1 purposes as defined by the Town and Country Planning (Use Classes) Order 1987 and for no other purposes unless agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area and in accordance with Policy EM2 of the Adopted Chorley Borough Local Plan Review.

9. 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 of the Adopted Chorley Borough Local Plan Review.

10. 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 plan. 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.

(d) **A2:07/00447/REMMAJ - Parcel H3, Buckshaw Village, Euxton Lane, Euxton, Lancashire**

Application No: 07/00447/REMMAJ

Proposal: Erection of 11 dwellings with associated parking, landscaping, roads and sewers.

Location: Parcel H3, Buckshaw Village, Euxton Lane, Euxton

Decision:

It was proposed by Councillor D Gee, seconded by Councillor E Bell, and subsequently **RESOLVED (9:0) to grant full planning permission, 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 51 of the Planning and Compulsory Purchase Act 2004.

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. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall

have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. 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 Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

5. 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.

6. 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.

7. 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 and HS4 of the Adopted Chorley Borough Local Plan Review.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.

9. 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.

10. 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.

11. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995. The garages shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

12. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class B) or any Order revoking or re-enacting the Order, no hard surfacing shall be provided within any curtilage that is adjacent to a highway of any dwelling hereby permitted, nor shall any means of access to a highway be formed, laid out or constructed to any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality, in particular to avoid the proliferation of frontage parking and in accordance with Policy No. HS4 of the adopted Chorley Borough Local Plan Review.

13. The approved plans are:

Plan Ref.	Received On:	Title:
BV-H3-11-02-001	21 May 2007	Site Layout
Design & Access Statement Page 12	5 April 2007	Building Plans
Design & Access Statement Page 13	5 April 2007	Building Plans
Design & Access Statement Page 14	5 April 2007	Building Plans
Design & Access Statement Page 15	5 April 2007	Building Plans
Design & Access Statement Page 16	5 April 2007	Building Plans
Design & Access Statement Page 17	5 April 2007	Garage
		Proposals
Design & Access Statement Page 18	5 April 2007	Garage
		Proposals

Reason: To define the permission and in the interests of the proper development of the site.

(e) B1:06/01341/FULMAJ - Rectory Farm, Town Road, Croston, Leyland

(The application had been deferred at a previous meeting to allow the Committee members to visit the site)

Application No: 06/01341/FULMAJ
Proposal: Proposed redevelopment of Rectory Farm creating 6 four bedroom dwellings, conversion of existing barn to create 3 three bedroom apartments with associated garage space and visitor parking and the erection of a rear extension to Croston

Trinity Methodist Church to create Sunday school/communal facilities with associated car parking.

Location: Rectory Farm, Town Road, Croston, Leyland

Decision:

It was proposed by Councillor A Cain, seconded by Councillor E Smith, and subsequently **RESOLVED (7:0) to grant planning permission, subject to the prior completion of a Section 106 Legal Agreement and 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 Nos. GN5 and HT7 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 and HT7 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 and HT7 of the Adopted Chorley Borough Local Plan Review.

6. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The submitted details shall include the

proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

7. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

8. Notwithstanding the details already submitted, this consent relates to the use of 'flush' fitting roof lights, only in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details shall include the model/make, exact dimensions and the fixing detail (including a cross section) of the roof light(s) to be used.

Reason : To protect the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

9. 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 and HT7 of the Adopted Chorley Borough Local Plan Review.

10. Before the development hereby permitted is first commenced, samples of materials of all fences and walls to be erected to the site including its boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and HT7 of the Adopted Chorley Borough Local Plan Review.

11. No works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis, unless otherwise agreed in writing with the Local Planning Authority. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

12. The garage hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, including the parking of cars. The garage shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy Nos. HS4 and HT7 of the Adopted Chorley Borough Local Plan Review.

13. The garage hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no extension to the dwelling, outbuilding, or other works permitted by Schedule 2, Part 1, Class A, B, C, D, E and H shall be constructed or erected without express planning permission first being obtained (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS7 of the Adopted Chorley Borough Local Plan Review.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A and Schedule 2, Part 2, Class C) or any Order revoking and re-enacting the Order, no external wall of the building to which this permission relates shall be painted, rendered or otherwise surface treated (other than as may expressly be authorised by this permission).

Reason: To protect the character and appearance of the locality and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

16. No development approved by this permission shall take place until the Local Planning Authority has approved a scheme for the provision and implementation of a surface water regulation system. 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.

17. 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 No. EP17 of the Adopted Chorley Borough Local Plan Review.

18. The development hereby permitted shall be undertaken in strict accordance with the flood risk mitigation recommendations as identified in the Flood Risk Assessment (FRA) prepared by Hamilton Technical Services (dated August 2006) submitted with the application.

Reason: To ensure that the development will not be at an unacceptable risk of flooding.

19. Prior to the first occupation of any of the approved dwellings a 2.0m footway to adoptable standard shall be provided across the full frontage of the site to Westhead Road. The footway shall be constructed to the Lancashire County Council 'Specification for Construction of Estate Roads'.

Reason: To secure adequate vision from the site access and in the interest of pedestrian safety.

20. The new estate road/access between the site and Westhead Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place on the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

21. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan, before the use of the dwellings or Methodist Church extension hereby permitted become operative.

Reason: To allow for the effective use of the parking area.

22. Before any development hereby permitted commences the applicant shall submit and have approved in writing by the Local Planning Authority a Method Statement detailing steps to be taken including mitigation measures if bats were to be encountered during construction or conversion works.

Reason: To ensure the protection of bats or barn owls at the site in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

(f) B2:07/00178/COU - Land 20m North East of 21 Gorsey Lane, Mawdesley

Application No: 07/00178/COU
Proposal: Change of use of an existing building to stables (retrospective), offices and the storage of horseboxes and carriages

Location: Land 20m North East of 21, Gorsey Lane, Mawdesley

Decision:

It was proposed by Councillor S Smith, seconded by Councillor A Cain, and subsequently **RESOLVED to grant full planning permission 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. This consent relates to the following plans:

Plan Ref.	Received On:
GA1422-1	27 February 2007
GA1422-LP-1	4 April 2007

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

3. That part of the access extending from the highway boundary for a minimum distance of 15m into the site shall be appropriately paved in tarmac, concrete, black pavements, or other approved materials.

Reason: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

4. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan (drawing No. GA1422-lp-1) before the use of the premises hereby permitted becomes operative.

Reason: to allow for the effective use of the parking areas and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

5. The proposed trailer for the storage of waste materials shall be stored within the site in the position indicated on drawing No. GA1422-LP-1. The trailer shall be emptied off site a minimum of once per week.

Reason: In the interests of neighbour amenity and in accordance with Policy EP8 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted allows for the storage of a maximum of 3 horseboxes and 3 carriages to be stored within the site in accordance with drawing No. GA1422-LP-1.

Reason: In the interests of neighbour amenity and in accordance with Policy TR4 and EP8 of the Adopted Chorley Borough Local Plan Review.

7. The use hereby permitted shall be restricted to the hours between 08.30 to 17.00 Monday to Saturday.

Reason: To safeguard the amenities of local residents.

8. The permission shall enure for the benefit of Joanna Hughes only for the change of use of an existing building to stables (retrospective), ancillary offices and the storage of horseboxes and carriages only and shall not enure for the benefit of the land or any other person.

Reason: Because in granting this permission the Council has regard to the special circumstances of the applicant and wishes to have the opportunity of exercising control over any subsequent development.

9. The stables hereby permitted shall be used for the stabling of a maximum of 2 horses and storage of associated equipment and feed only.

Reason: To define the permission and in accordance with Policy EP8 of the Adopted Chorley Borough Local Plan Review.

(g) B3:07/00247/FUL - Land North of 26 Chorley Lane, Charnock Richard

(The application had been deferred at a previous meeting to allow the Committee members to visit the site)

Application no: 07/00247/FUL
Proposal: Erection of 2 detached dwellings, one with integral garage and one with detached single garage
Location: Land North of 26 Chorley Lane, Charnock Richard
Decision:

It was proposed by Councillor A Cain, seconded by Councillor A Lowe, and subsequently **RESOLVED (8:1) to grant planning permission, subject to the prior completion of a Section 106 Legal Agreement and 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. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
06/161/P10 Rev A	7 March 2007	Site Sections
06/161/P01 Rev E	4 April 2007	Proposed Site Plan
06/161/P09	7 March 2007	1800mm high boundary fence, northern and party boundaries
06/161/P08	7 March 2007	1800mm high boundary fence, eastern and western boundaries

06/161/P07	7 March 2007	Detached Garage
06/161/P05	7 March 2007	Plot 1 House Type 4H 1135 Plans & Elevations
06/161/P06 Rev B	4 April 2007	Plot 2 House Type 4H 1126 Plans & Elevations
06/161/P04	7 March 2007	Location and Site Plan

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. 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.

5. 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.

6. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

7. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear. This vehicular turning space shall be laid out and be available for use before the development is first occupied.

Reason: Vehicles reversing to and from the highway are a hazard to other road users and in accordance with Policy No TR4 of the Adopted Chorley Borough Local Plan Review.

8. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the 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 Nos. GN5, HS4, of the Adopted Chorley Borough Local Plan Review.

9. The garages hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, including the parking of cars. The garage shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy Nos. DC8A, DC8B, HS4 and HS9 of the Adopted Chorley Borough Local Plan Review.

10. 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, HS4 of the Adopted Chorley Borough Local Plan Review.

11. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part1, Classes A to E), or any order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

12. 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.

13. 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.

14. No development shall take place until a desktop study in order to identify any potential sources of land contamination associated with the development has been carried out and approved in writing by the Local Planning Authority. If the potential for contamination is confirmed further studies by the developer to assess the risks and identify and appraise the options for remediation will be required.

Reason: To protect the environment and to prevent harm to human health by ensuring that the land is remediated to an appropriate standard in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

15. All windows in the first floor eastern facing elevation of Plot 1 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.
Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5, HS4 and HS6 of the Adopted Chorley Borough Local Plan Review.

16. All windows in the first floor western facing elevation of Plot 2 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.
Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5, HS4 and HS6 of the Adopted Chorley Borough Local Plan Review.

17. Acoustic double glazed windows shall be provided in all habitable rooms with an unobstructed view towards the railway. Acoustically treated ventilation units (e.g Silavent acoustic air bricks) shall be provided for all habitable rooms, with windows which have an unobstructed view of the railway. Full details of the windows and ventilation units shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of the occupiers of the proposed dwellings and in accordance with Policy EP20 of the Adopted Chorley Borough Local Plan Review.

18. The proposed Laurel Hedge and Rowan Trees adjacent to the eastern facing boundary of the site shall be planted prior to first occupation of Plot 2.
Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy GN5, HS4 and HS6 of the Adopted Chorley Borough Local Plan Review.

19. The development shall be implemented in strict accordance with the details of levels submitted on drawing No's 06/161/PO1 Rev E and 06/161/PO1 Rev A, including the finished floor levels of all buildings as indicated on the approved plans.
Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy GN5, HS4 and HS6 of the Adopted Chorley Borough Local Plan Review.

(h) B5:07/00232/FUL - Astley Park, Park Road, Chorley, Lancashire

Application no: 07/00232/FUL
Proposal: Proposed lighting of the main route through Astley Park (5m high lighting columns at 28m intervals)
Location: Astley Park, Park Road, Chorley

The application had been withdrawn from the meeting's agenda.

(i) B6:07/00347/FUL - Land 10m South West of 14, Saville Street, Chorley

Application no: 07/00347/FUL
Proposal: Erection of three terraced dwellings
Location: Land 10m South West of 14, Saville Street, Chorley
Decision:

It was proposed by Councillor D Gee, seconded by Councillor A Lowe, and subsequently **RESOLVED (9:0) to grant planning permission, subject to the prior completion of a Section 106 Legal Agreement and 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. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on the 9th May 2007.

Reason: To define the permission and ensure a satisfactory form of development.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. 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. 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.

7. 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 Nos. GN5, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.

8. 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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.

9. Before development commences full details of the proposed boundary details shall be submitted to and approved by the Local Planning Authority. Such details as approved shall be implemented in full before first occupation of any dwelling and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

(j) B7:07/00413/CB4 - 240 -242 Spendmore Lane, Coppull, Chorley PR7 5DE

Application: 07/00413/CB4
Proposal: Erection of ground floor retail unit with first floor one bedroom flat above
Location: 240 – 242 Spendmore Lane, Coppull, Chorley

Decision:
It was proposed by Councillor E Bell, seconded by Councillor D Gee, and subsequently **RESOLVED (9:0) to grant full planning permission, 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. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (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.

3. 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.

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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.

7. No materials or equipment shall be stored on the site other than inside the building.

Reason: In the interests of the amenity of the area and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.

8. Before development commences full details of the type and location of bin storage facilities will be submitted to and approved by the Local Planning Authority. Such details as approved shall be implemented in full prior to the first occupation of any part of the development and retained thereafter.

Reason: In the interests of residential amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.

9. Before development commences full details of the proposed boundary treatments shall be submitted to and approved by the Local Planning Authority. Such details as approved shall be implemented in full prior to the first occupation of any part of the development and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.

(k) B8:07/00414/CB4 - 240 - 242, Spendmore Lane, Coppull, Chorley PR7 5DE

Application no: 07/00414/CB4
Proposal: Erection of two one bedroom flats
Location: 240 – 242, Spendmore Lane, Coppull, Chorley
Decision:

It was proposed by Councillor E Bell, seconded by Councillor D Gee and subsequently **RESOLVED (9:0) to grant full planning permission, 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. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (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.

3. 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.

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 external facing materials detailed on the approved plan(s) shall be used and no others substituted without the prior written approval of the Local Planning Authority.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, DC8A, DC8B, HT2, HT3, HT7,

HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.

7. Before the development commences full details of the type and location of bin storage shall be submitted to and approved by the Local Planning Authority. Such details as approved shall be implemented in full prior to the first occupation of any of the dwellings and retained thereafter.

Reason: In the interests of amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.

8. Before development commences full details of the proposed boundary treatments shall be submitted to and approved by the Local Planning Authority. Such details as approved shall be implemented in full prior to first occupation of any of the dwellings and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.

(I) B10:07/00563/OUT - Land South of 1, Springs Road, Chorley

(The Committee received representations from a Ward representative, Councillor D Edgerley)

Application no: 07/00563/OUT
Proposal: Outline application for the erection of one detached house (Max height to ridge 9m)
Location: Land South of 1 Springs Road, Chorley
Decision:
It was proposed by Councillor A Lowe, seconded by Councillor D Gee, and subsequently **RESOLVED (7:0) to defer further consideration of the proposal to allow the Committee members to visit the site of the application.**

07.DC.80 PROPOSED CHANGES TO PERMITTED DEVELOPMENT RIGHTS FOR HOUSEHOLDER MICRO-GENERATION

The Committee considered a report of the Director of Development and Regeneration on proposed changes to the planning system in relation to permitted development rights for householder micro-generation installations.

A consultation document had set out the Government's proposals to assist the installation of micro-generation equipment for domestic properties. The revised planning system aimed to remove the need for planning permission for small scale domestic energy capturing installations. The guidance would clarify the criteria and limitations of the scale of the equipment that could be provided under permitted development rights and highlight the requirement for any installations which exceed those limits to obtain planning permission.

The Director's report contained a summary of the questions posed within the consultation document, together with the recommended responses to the individual questions.

RESOLVED – That the report be noted and that the suggested responses to the Government's consultation document on householder micro-generation developments be endorsed.

07.DC.81 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 dismissed and two appeals that had been allowed.

RESOLVED – That the report be noted.

07.DC.82 PLANNING APPLICATIONS DETERMINED UNDER DELEGATED POWERS FOLLOWING CONSULTATION WITH THE CHAIR AND VICE-CHAIR OF THE COMMITTEE

The Committee received for information, a table listing a number of planning applications for 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 report be noted.

07.DC.83 PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS

The Committee received for information a schedule listing the remainder of the planning applications that had been determined by the Director of Development and Regeneration under delegated powers between 7 May and 9 June 2007.

RESOLVED – That the report be noted.

07.DC.84 AMENDMENT TO COUNCIL'S SCHEME OF DELEGATION

The Committee received and considered a report of the Director of Development and Regeneration recommending a revision of the current scheme of delegations in respect of planning applications.

The report reminded Members that, under the Council's current scheme, the decisions on all planning applications that required a Section 106 Agreement had to be determined by the Development Control Committee.

There had been an increase in the number of applications for residential development requiring to be presented to the Development Control Committee since the lifting of the Windfall Housing Policy in December 2006. This had consequently impacted on the Council's Best Value Performance Indicators as applications were taking longer to process and determine.

The Committee was, therefore, recommended to endorse a request for the Council's sanction of an amendment to the scheme of delegations to allow more flexibility in the manner in which applications that required the payment of a commuted sum for play space were determined.

RESOLVED – That the report be noted and that the Council be recommended to amend the scheme of delegations to allow (i) the Director of Development and Regeneration to determine planning applications for schemes requiring a Section 106 Legal Agreement for play space, where no objections had been lodged; and (ii) the Chair and Vice-Chair of the Development Control Committee, in consultation with the Director of Development and Regeneration, to determine applications whenever objections are received, subject to the usual considerations.

Chair