

Development Control Committee

Tuesday, 4 March 2008

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Ken Ball, Eric Bell, Henry Caunce, Mike Devaney, Dennis Edgerley, Daniel Gee, Roy Lees, June Molyneaux, Geoffrey Russell, Edward Smith and Ralph Snape

Officers: Jane Meek (Corporate Director (Business)), Andrew Docherty (Corporate Director of Governance), Dianne Scambler (Trainee Democratic Services Officer) and Andy Wiggett (Planning Officer)

Also in attendance: Councillors Judith Boothman (Clayton-Le-Woods West and Cuerden), Alan Cullens (Clayton-Le-Woods North) and Mick Muncaster (Clayton-Le-Woods West and Cuerden)

08.DC.20 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Alan Cain, Michael Davies, Patricia Haughton and Adrian Lowe

08.DC.21 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 5 February 2008 be held as a correct record for signing by the Chair.

08.DC.22 DECLARATIONS OF ANY INTERESTS

No declarations of interest were declared.

08.DC.23 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business), submitted reports on four applications to be determined by the Committee.

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

(a) A1:07/01423/FULMAJ - Land 50m South of 54, Lancaster Lane, Clayton-Le-Woods

(The Committee heard representations from an objector to the proposals)

(The Committee also heard representations from Ward representative's Councillors Judith Boothman, Alan Cullens and Mick Muncaster)

(Councillor Ken Ball requested that his concerns be recorded that the Committee were determining the following application even though a recent amended plan had resulted in the consultation deadline being extended to 10 March 2008)

Application no: 07/01423/FULMAJ

Proposal: Demolition of 54, Lancaster Lane, and the erection of 18 new dwellings including associated infrastructure on land to the rear of 46 to 60 Lancaster Lane, Clayton-Le-Woods
Location: Land 50m South of 54, Lancaster Lane, Clayton-Le-Woods
Decision:
It was proposed by Councillor Danny Gee, seconded by Councillor Ken Ball, and was subsequently **RESOLVED (8:4) to refuse the planning application for the following reason:**

The layout and density of the proposal would be inappropriate in the context of the area. It is not considered that the proposal relates well to its surroundings, which is characterised by residential properties with large garden areas. As such the proposal is considered to be contrary to Policy HS4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS1: Delivering Sustainable Development, which states that new residential schemes should respond to their local context and reinforce local distinctiveness, and PPS3: Housing, which states that new residential schemes should be well integrated with and compliment the neighbouring buildings and the local area in terms of scale, density, layout and access.

(b) A2:07/01425/FULMAJ - 605, Preston Road, Clayton-Le-Woods

(The Committee received representations from ward representative Councillor Alan Cullens)

Application no: 07/01425/FULMAJ
Proposal: Development of 18 no. Residential dwellings. Moving of plots 1,13,14,15,16,17 and 18 and change of house type on plot 13
Location: 605, Preston Road, Clayton-Le-Woods, Chorley PR6 7EB
Decision:
It was proposed by Councillor Dennis Edgerley, seconded by Councillor Eric Bell to defer the planning application pending the receipt of a satisfactory highways scheme.

An amendment to the motion was proposed by Councillor Harold Heaton, seconded by Councillor David Dickinson to grant planning permission. Upon being put to the vote the motion was lost (3:8).

Consequently the original motion was then put to the vote and it was **RESOLVED (8:3) to defer the application.**

(c) A3:07/01395/REMAJ - Site 5, 7 and 9 Buckshaw Avenue, Buckshaw Village, Lancashire

Application no: 07/01395/REMAJ
Proposal: Reserved matters application for the erection of 3 buildings for B2 use with ancillary parking areas
Location: Site 5, 7 and 9 Buckshaw Avenue, Buckshaw Village, Lancashire
Decision:
It was proposed by Councillor Ken Ball, seconded by Councillor Danny Gee and was subsequently **RESOLVED (13:0) to grant planning permission subject to the following conditions:**

1. 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 (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 EM2 of the Adopted Chorley Borough Local Plan Review.

2. Before the development hereby permitted is first commenced full details of lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.

3. Prior to the first use of the development hereby permitted, a Business Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 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. 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 be carried out in accordance with the external facing materials detailed on the approved plans. The development shall only be carried out using the approved external facing materials unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

7. The development hereby permitted shall be carried out in accordance with the hard ground- surfacing materials detailed on the approved plans. The development shall only be carried out in conformity with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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.

8. Before the development hereby permitted is first occupied, the cycle parking shall be provided in accordance with the approved plan. The cycle parking

shall not thereafter be used for any purpose other than the parking of cycles and motorcycles.

Reason: To ensure adequate on site provision of cycle parking and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan.

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 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.7 of the Joint Lancashire Structure Plan.

10. The premises shall be used for B2 uses only, specifically high quality generic manufacturing uses and knowledge based industry and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision in any statutory instrument revoking and re-enacting that Order).

Reason: In order to ensure the aspirations for the Regional Investment Site are achieved and in accordance with Policy 15 of the Joint Lancashire Structure Plan and Policy No EM1A of the Adopted Chorley Borough Local Plan Review.

11. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

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

12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control

13. 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.

(d) **B1:08/00036/CB3 - Bus Stop, 20m South of Library, Union Street, Chorley**

Application no: 08/00036/CB3

Proposal: Provision of cantilever bus shelter to side elevation of Booths Supermarket facing Union Street

Location: Bus Stop 20m South of Library, Union Street, Chorley

Decision:

It was proposed by Councillor Danny Gee, seconded by Councillor Eric Bell and was subsequently **RESOLVED (13:0) to refer to Full Council with the recommendation to approve.**

08.DC.24 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Corporate Director (Business) giving the notification of the lodging of two appeals against the refusal of planning permission, three appeals that had been dismissed, one appeal that had been allowed and two appeals that had been withdrawn.

The Committee also received notification of two appeals that had been allowed by Lancashire County Council.

RESOLVED – That the report be noted.

08.DC.25 CONSULTATION DRAFT PLANNING POLICY STATEMENT 4: PLANNING FOR SUSTAINABLE ECONOMIC DEVELOPMENT

The Corporate Director (Business) submitted a report informing Members about the draft Planning Statement 4: Planning for sustainable Economic Development (PPS4).

The aim of the draft PPS4 is to encourage local authorities to plan effectively and pro-actively for economic growth and to achieve a proper balance between economic opportunities and environmental and social considerations. It implied that local planning authorities needed to be adept and agile in anticipating the demands that economic change will make on land use, and in integrating local plans and policies with wider regional and national strategies.

Local authorities need to rationalise, collect and make more consistent the data, economic evidence and indicators used in drawing up plans that will anticipate and respond to the requirements of economy. This would require an enhanced understanding of the current position and changing needs of business and of economic development, and what this would mean for particular localities and places.

RESOLVED to note the draft Planning Policy Statement 4: Planning for Sustainable Economic Development and to support the consultation response to be sent to the Communities and Local Government Consultation Coordinator as attached in Appendix 1 of the report.

08.DC.26 GUIDING PRINCIPLES FOR THE DEVELOPMENT OF BOTANY/GREAT KNOWLEY SITE

The Corporate Director (Business) submitted a report to advise Members of the responses that had been received following further consultation, including a workshop seminar on the Guiding Principles document of the Botany/Great Knowley site and to approve the attached document.

The Botany/Great Knowley site had long been earmarked for employment development and remains appropriate for this use with a need more than ever before. There is no quick and easy way to re-allocate this site and attempts by the Council and it was considered that doing this might not be within the authority's control or in the best interests of the Borough and could undermine efforts to foster a local economic growth and employment creation.

The Guiding Principles document took account of relevant highways, ecological and landscape considerations, providing guidance and advice to developers to ensure quality design and layout for potential development of the site. Following further consultation and a workshop with interested parties on the Guiding Principles document it had been amended to provide a comprehensive checklist of requirements that would need to accompany any planning application.

Members of the Committee expressed their concerns that they did not accept that this site was appropriate for employment development and that they would seek to change the allocation in the future through the Local Development Framework (LDF) process.

The Corporate Director (Business) commented that although efforts to have the site reallocated could be done through the LPF process there was still the possibility that the Inspector may instruct it to stay allocated.

RESOLVED – That the Guiding Principles document for the development of the Botany/Great Knowley site be approved, with minor textural amendments being delegated to the Corporate Director (Business)

08.DC.27 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received for information, tables listing 7 applications for Category 'B' development proposals which had, or were intended to be, determined by the Corporate Director (Business) under the adopted scheme of delegations, following consultation with the Chair and Vice Chair of the Committee at meetings held on 5 and 20 February 2008.

RESOLVED – That the reports be noted.

08.DC.28 LIST OF APPLICATIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS) UNDER DELEGATED POWERS BETWEEN 22 JANUARY AND 20 FEBRUARY 2008

The Committee received for information, a schedule listing the remainder of the planning applications that had been determined by the Corporate Director (Business) under delegated powers between 22 January and 20 February 2008.

RESOLVED – That the schedule be noted.

Chair