

Development Control Committee

Tuesday, 1 April 2008

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

Officers: Andrew Docherty (Corporate Director of Governance), Paul Whittingham (Development Control Manager), Nicola Hopkins (Planning Officer), Andy Brown (Greenspace Co-ordinator) and Tony Uren (Democratic Services Officer)

08.DC.29 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Michael Davies and Ralph Snape.

08.DC.30 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 4 March 2008 be confirmed as a correct record for signature by the Chair.

08.DC.31 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest by any of the Committee members in any of the agenda items.

08.DC.32 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business) submitted reports on two applications for planning permission 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) A1:07/01355/FULMAJ - Land to the rear of 243 - 289, Preston Road, Clayton-Le-Woods

Application No.:	07/01355/FULMAJ
Proposal:	Erection of 27 residential properties, access alteration and provision of existing residents parking.
Location:	Land to the rear of 243 – 289 Preston Road, Clayton-le-Woods.

The Committee heard representation from an objector to the proposals.

Decision:

It was proposed by Councillor Eric Bell, seconded by Councillor Ken Ball, that the planning application be refused.

An amendment to the motion was proposed by Councillor Adrian Lowe, seconded by the Chair (Councillor Harold Heaton), that planning permission be granted for the development, subject to the prior completion of a Section 106 Legal Agreement. Upon being put to the vote, the amendment was lost (5 – 7).

Consequently, the original motion was then put to the vote and it was **RESOLVED (7 – 5) to refuse the planning application for the following reasons:**

1. **The proposed development is considered to be contrary to Policy 7 of the Joint Lancashire Structure Plan and the accompanying ‘Access and Parking’ Supplementary Planning Guidance due to the inadequate parking provision on site.**
 2. **The proposal would constitute overdevelopment of the site and would create a cramped form of development. 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 PPS3: Housing.**
- (b) **B1:08/00214/CB3 - Coronation Recreation Ground, Devonshire Road, Chorley**

Application No.: 08/00214/CB3
Proposal : Lighting scheme for recreation ground to include footpath, lighting and sports floodlighting to the tennis court and bowling green.
Location: Coronation Recreation Ground, Devonshire Road, Chorley

The Committee heard representation from two supporters of the proposals, together with representations from a Ward representative, Councillor Peter Malpas.

The Committee were reminded that the Committee’s recommendation on the application for deemed planning permission would require to be presented to the full Council for consideration.

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Pat Haughton, and subsequently **RESOLVED (15 – 0) to refer the planning application to the next Council meeting on 22 April 2008 with a recommendation that planning permission be granted, 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. **A light shield to prevent light spillage into neighbouring properties as shown on Drawing No. CBC 4 submitted with the application, shall be fitted to the footpath column numbers 1,6,7,9,10,13,12 and 11 (columns as numbered on drawing no 8520-D-01 Rev A).**
Reason: To prevent light spillage into neighbouring properties and in accordance with Policy No EP21A of the Adopted Chorley Borough Local Plan Review.
3. **The lighting hereby permitted shall be restricted to being lit at the following times only (columns as numbered on drawing no. 8520-D-01 Rev A):**
 - **Perimeter footpath lighting: between 08.00hrs and 22.00hrs (columns 1,2,4,5,6,7,8,9,10,16,14,13,12,11,20,21).**

- Footpath lighting serving the central footpath: no time restriction (columns 15,17,18,19,3)
- Floodlighting to all pitches: no illumination before 09.00 hrs or after 21.00 hrs.

Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EP20 and EP21A of the Adopted Chorley Borough Local Plan Review.

4. Unless otherwise agreed in writing, before the development hereby commences a scheme to prevent the lighting dazzling drivers on the highway shall have been submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be then implemented in full and retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EP20 and EP21A of the Adopted Chorley Borough Local Plan Review.

08.DC.33 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Corporate Director (Business) giving notification of the lodging of an appeal against the refusal of retrospective planning permissions, the dismissal of an appeal and the allowance of an appeal by the Planning Inspectorate.

RESOLVED – That the report be noted.

08.DC.34 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE

The Committee received, for information, tables listing 22 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 4 and 17 March 2008.

RESOLVED – That the tables be noted.

08.DC.35 LIST OF APPLICATIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS) UNDER DELEGATED POWERS BETWEEN 21 FEBRUARY AND 17 MARCH 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 21 February and 17 March 2008.

RESOLVED - that the schedule be noted.

Chair