

Planning Committee

Tuesday, 16th August 2022, 6.30 pm

Council Chamber, Town Hall, Chorley and [YouTube](#)

Agenda

Apologies

1 **Minutes of meeting Tuesday, 12 July 2022 of Planning Committee**

(Pages 3 - 6)

2 **Declarations of Any Interests**

Members are reminded of their responsibility to declare any pecuniary interest in respect of matters contained in this agenda.

If you have a pecuniary interest you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

3 **Planning applications to be determined**

The Director (Planning and Development) has submitted ten items for planning applications to be determined.

Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to the current planning applications on our website.

<https://planning.chorley.gov.uk/online-applications/search.do?action=simple&searchType=Application>

- a **21/00232/OUT - Land West Of 1 The Owls, Blue Stone Lane, Mawdesley**
- b **21/01076/FULMAJ - Land 53M West Of Belvedere 31, Darlington Street, Coppull**
- c **21/00966/FULMAJ - Rectory Field, School Lane, Mawdesley, Ormskirk, L40 3TG**
- d **21/01475/FULMAJ - DXC Technology, Euxton House, Euxton Lane, Euxton, Chorley**
- e **22/00413/FUL - Little Tiger, Bolton Road, Abbey Village, Chorley, PR6 8DA**

- f **21/00847/OUTMAJ - Land Next To 190, Blackburn Road, Heapey**
- g **22/00509/FUL - Roecroft Farmhouse, Ulnes Walton Lane, Ulnes Walton, Leyland, PR26 8LT**
- h **22/00511/LBC - Roecroft Farmhouse, Ulnes Walton Lane, Ulnes Walton, Leyland, PR26 8LT**
- i **21/01483/FULMAJ -Chorley And South Ribble District General Hospital, Preston Road, Chorley, PR7 1PP**
- j **22/00765/PIP - Land Opposite Hampton Grove, Wigan Road, Clayton-Le-Woods**

4 **Tree Preservation No. 1 (Euxton) 2022**

(Pages 7 - 14)

5 **Any urgent business previously agreed with the Chair**

6 **Exclusion of the Public and Press**

To consider the exclusion of the press and public for the following items of business on the ground that it involves the likely disclosure of exempt information as defined in Paragraph 1 of Part 1 of Schedule 12A to the Local Government Act 1972.

By Virtue of Paragraph 1: Information relating to any individual.

Condition:

Information is exempt to the extent that, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Information is not exempt if it relates to proposed development for which the local planning authority may grant itself planning permission pursuant to Regulation 3 of the Town & Country Planning General Regulations 1992(a).

7 **Low Cost Home Ownership Scheme**

(Pages 15 - 34)

To receive and consider the report of the Director of Planning and Development

Gary Hall
Chief Executive

Electronic agendas sent to Members of the Planning Committee Councillor June Molyneux (Chair), Councillor Alex Hilton (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Gordon France, Danny Gee, Tommy Gray, Harold Heaton, Keith Iddon, Alistair Morwood, Jean Sherwood, Neville Whitham and Alan Whittaker.

If you need this information in a different format, such as larger print or translation, please get in touch on 515151 or chorley.gov.uk

[To view the procedure for public questions/ speaking click here and scroll to page 119](#)



Minutes of Planning Committee

Meeting date Tuesday, 12 July 2022

Members present: Councillor June Molyneaux (Chair), Councillor Alex Hilton (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Gordon France, Danny Gee, Tom Gray, Harold Heaton, Alistair Morwood, Jean Sherwood, Neville Whitham and Alan Whittaker

Officers: Adele Hayes (Service Lead - Planning), Iain Crossland (Principal Planning Officer), Elizabeth Walsh (Senior Solicitor), and Matthew Pawlyszyn (Democratic and Member Services Officer)

Apologies: Councillor Keith Iddon

Other Members: Councillor James Nevett

30 Minutes of meeting Tuesday, 14 June 2022 of Planning Committee

Resolved: The minutes of the meeting were (unanimously) approved as a correct record.

31 Declarations of Any Interests

Councillor Martin Boardman declared a personal interest in application 3d) 21/00232/OUT - *Land West Of 1 The Owls, Blue Stone Lane, Mawdesley.*

Councillor Harold Heaton declared a personal interest in application 3j) 22/00414/FUL - *Land opposite 37 Preston Road Coppull.*

32 Planning applications to be determined

The Director of Planning and Development submitted seven items for consideration. In considering the applications, Members of the Planning Committee took into account the agenda reports, the addendum and the verbal representations and submissions provided by Officers and individuals.

33 21/00439/FULMAJ - Botany Bay, Canal Mill, Botany Bay, Chorley

Public speaker: Mark Adams (Applicant)

After careful consideration, it was proposed by Councillor Morwood, seconded by Councillor Alex Hilton and **resolved (11:1:0) that planning permission is granted subject to conditions and a s106 agreement to secure a public transport**

contribution, travel plan support contribution and for the enhancement of the pedestrian and cycle network.

34 22/00266/FUL - 122 Chapel Lane, Coppull, Chorley

Public speakers: Alex O'Donovan (Objector) and Rob McKenzie (Agent)

After careful consideration, it was proposed by Councillor Harold Heaton, seconded by Councillor Martin Boardman, and subsequently **resolved: (9:0:3) that planning permission is granted subject to conditions and a S106 agreement.**

35 21/01329/FUL - Wise Marys Farm, 263 Hoghton Lane, Hoghton, Preston

This item was withdrawn from the agenda.

36 21/00232/OUT - Land West Of 1 The Owls, Blue Stone Lane, Mawdesley

Councillor Martin Boardman expressed a personal interest on this item and chose to abstain from the debate and vote.

After careful consideration, it was proposed by Councillor Alan Whittaker, seconded by Councillor Gordon France that the item was deferred to allow a site visit. It was also proposed by Councillor Harold Heaton and seconded by Councillor Alex Hilton that officer recommendations be approved.

It was **resolved (6:5:0) that the decision is deferred to allow Members of the Planning Committee the opportunity to visit the site.**

37 21/00966/FULMAJ - Rectory Field, School Lane, Mawdesley, Ormskirk, L40 3TG

This item was withdrawn from the agenda.

38 21/01475/FULMAJ - DXC Technology, Euxton House, Euxton Lane, Euxton, Chorley

This item was withdrawn from the agenda.

39 21/01247/FUL - Lower House Fold Farm, Trigg Lane, Heapey, Chorley, PR6 9BZ

After careful consideration, it was proposed by Councillor Martin Boardman, seconded by Councillor Alex Hilton, and subsequently **resolved (11:0:1) that planning permission is granted, subject to conditions.**

40 22/00402/REMAJ - The Strawberry Fields Digital Hub, Euxton Lane, Chorley, PR7 1PS

After careful consideration, it was proposed by Councillor Danny Gee, seconded by Councillor Alistair Morwood, and subsequently **resolved (unanimously) that reserved matters consent is granted.**

41 21/00935/FUL - 1 Bracken Close

Public speaker: Councillor James Nevett (Ward Councillor).

After careful consideration, it was proposed by Councillor Martin Boardman, seconded by Councillor Gordon France, and subsequently **resolved (unanimously) that planning permission is granted for the retrospective development, subject to conditions.**

42 22/00414/FUL - Land opposite 37 Preston Road Coppull

Public speaker: Rachael Prescott (Supporter)

Councillor Harold Heaton expressed a personal interest on this item and chose to abstain from the debate and vote.

After careful consideration, it was proposed by Councillor Alex Hilton, seconded by Councillor Alan Whittaker, and subsequently **resolved (unanimously) that planning permission is granted for the retrospective development, subject to conditions.**

Chair

Date

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Report of	Meeting	Date
Director of Planning and Development, Development and Forward Planning	Planning Committee	12 August 2022

Tree Preservation No. 1 (Euxton) 2022

Is this report confidential?	No
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Is this decision key?	No
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Purpose of the Report

- To consider formal confirmation of the Chorley Borough Council Tree Preservation Order No. 1 (Euxton) 2022 without modification.

Recommendations to Planning Committee

- Formal confirmation of the Order affords permanent as opposed to provisional legal protection to the trees covered by the Order.

Reasons for recommendations

- The Order was made on the 16 February 2022. The Order was made and served along with the statutory notice prescribed in Regulations on all those with an interest in the land on which the trees are situated on the 16 February 2022. The Order was made because on the assessment of the Council's Tree Officer, the trees makes a valuable contribution to the visual amenity of the area, being prominently situated and clearly visible to the public and its removal would have a significant impact on the environment and its enjoyment by the public.
- No objections have been received in response to the making of the above Order. The Council received a letter from the Landowner who stated that he could understand why the Order had been made even if he did not agree with the Order itself he understood the Council's position. He did not object to the Order.
- It is therefore, now open to the Council to confirm the above Order. The effect of formally confirming the Order will be to give permanent legal force to the Order, as opposed to provisional force, thereby making it an offence on a permanent basis to fell or otherwise lop, prune etc, any of the trees covered by the Order without first having obtained lawful permission.

Corporate priorities

6. The report relates to the following corporate priorities: (please bold all those applicable):

Involving residents in improving their local area and equality of access for all	A strong local economy
Clean, safe and healthy communities	An ambitious council that does more to meet the needs of residents and the local area

Background to the report

7. As stated as part of the recommendations. The Order was made on the 16 February 2022. The Order was made and served along with the statutory notice prescribed in Regulations on all those with an interest in the land on which the trees are situated on the 16 February 2022. The Order was made because on the assessment of the Council’s Tree Officer, the trees makes a valuable contribution to the visual amenity of the area, being prominently situated and clearly visible to the public and its removal would have a significant impact on the environment and its enjoyment by the public.

Climate change and air quality

- 8. The work noted in this report has an overall positive impact on the Councils Carbon emissions and the wider Climate Emergency and sustainability targets of the Council.
- 9. In particular the report impacts on the following activities:
 - a. net carbon zero by 2030,
 - b. air quality,
 - c. green areas and biodiversity.

Equality and diversity

10. There are no implications regarding equality and diversity

Risk

11. The effect of formally confirming the Order will be to give permanent legal force to the Order, as opposed to provisional force, thereby making it an offence on a permanent basis to fell or otherwise lop, prune etc, any of the trees covered by the Order without first having obtained lawful permission. If we do not formalise this process then these trees are at risk.

Comments of the Statutory Finance Officer

12. If the trees were to be lopped or pruned or chopped in breach of the order the Council would incur staff costs in any criminal investigation and prosecution. Staff costs in the Planning Department are also involved when dealing with applications for consent to work to protected trees.

Comments of the Monitoring Officer

13. The legal effect of the order and the consequences of breach are addressed within the body of the report.

Background documents

- Copy of Provisional Tree Preservation Order No. 1 (Euxton) 2022

Report Author:	Email:	Telephone:	Date:
Elizabeth Walsh (Senior Solicitor)	elizabeth.walsh@southribble.gov.uk	01257 515169	25.07.22

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Tree Preservation Order

Town and Country Planning Act 1990

The Chorley Borough Council Tree Preservation Order No.1 (Euxton) 2022

Chorley Borough Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order -

1. Citation

This Order may be cited as Chorley Borough Council Tree Preservation Order No.1 (Euxton) 2022.

2. Interpretation

- (1) In this Order "the authority" means Chorley Borough Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

3. Effect

- (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall —
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,
 any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. Application to trees to be planted pursuant to a condition

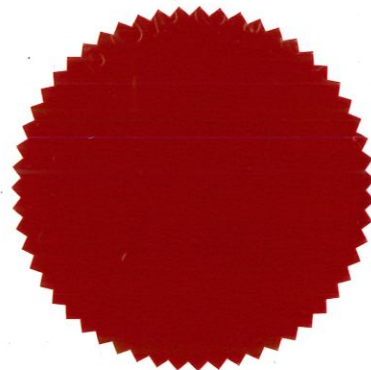
In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 16 day of February 2022

The Common Seal of Chorley Borough Council

was affixed to this Order in the presence of:]

.....]
[Signature]
 Authorised Signatory



21551

SCHEDULE

Specification of trees

Trees specified individually

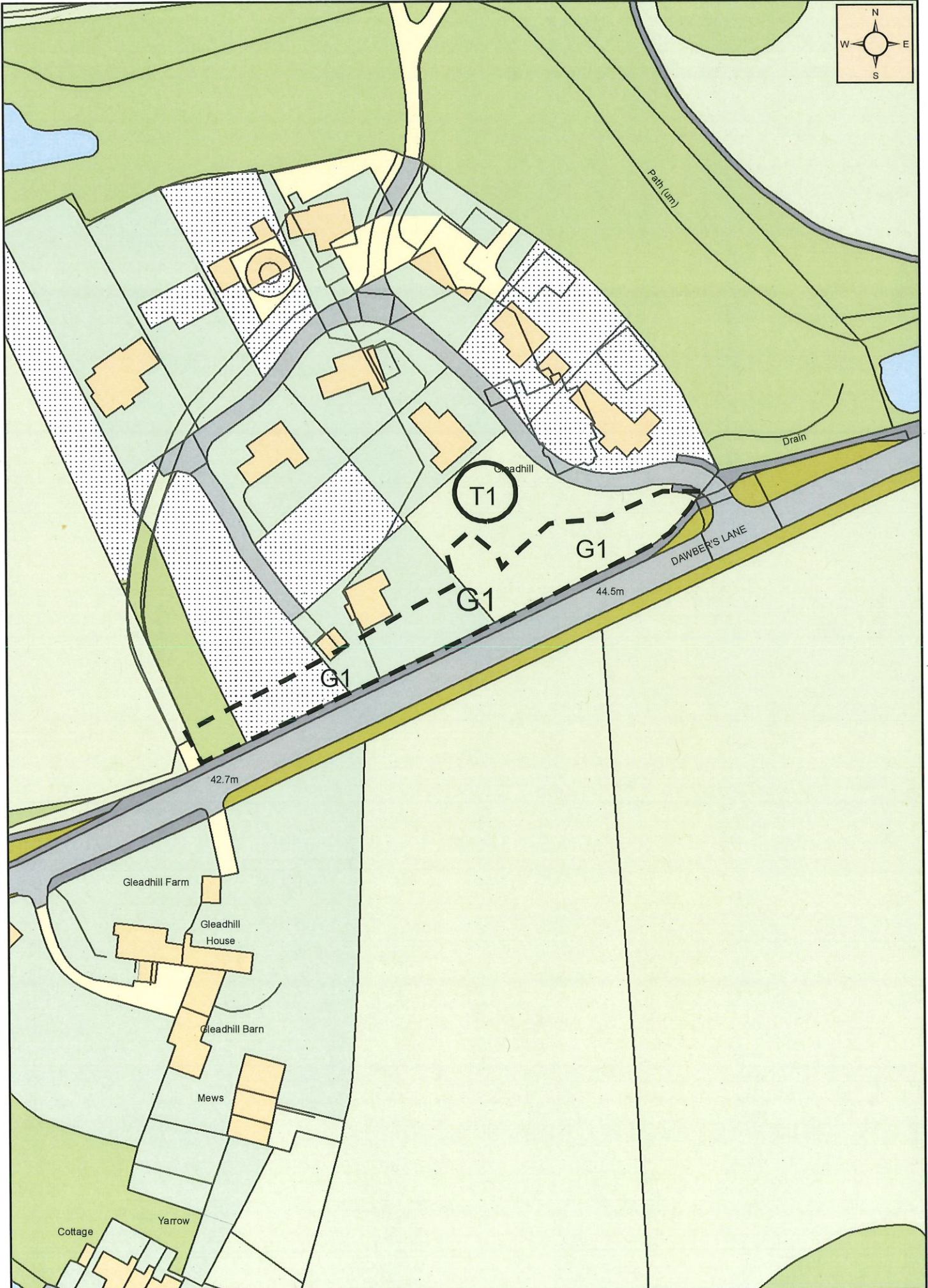
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Lime	Land to the South of 1 Gleadhill House Gardens Euxton Chorley PR7 6NN

Groups of trees

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
G1	Mixed species including Pine, Yew, Ash, Beech, Sycamore	To the south of properties on Gleadhill House Gardens, adjacent to Dawber's Lane



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of the Local Government Act 1972.

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