

Minutes of	Planning Committee
Meeting date	Thursday, 15 June 2023
Members present:	Councillors Caleb Tomlinson (Chair), Elaine Stringfellow (Vice-Chair), Damian Bretherton, Matthew Farnworth, Mary Green, Colin Sharples, Phil Smith, Angela Turner, Kath Unsworth and Haydn Williams
Officers:	Elizabeth Hindle (Head of Planning and Enforcement), Tasneem Safdar (Shared Legal Services Team Leader), Chris Sowerby (Development Planning Team Leader), Janice Crook (Senior Planning Officer) and Ben Storey (Democratic and Member Services Officer)
Other members attending:	Councillors James Flannery, Keith Martin and Karen Walton and attending virtually, Councillor Margaret Smith.
Public:	13

125 Welcome and Introduction

The Chair, Councillor Caleb Tomlinson, welcomed members of the public to the meeting, introduced the committee and explained that the meeting was being livestreamed to YouTube.

126 Apologies for Absence

Apologies for absence were received from the following:

- Councillor Peter Mullineaux – substituted by Councillor Damian Bretherton.
- Councillor David Shaw – substituted by Councillor Angela Turner
- Councillor Will Adams – substituted by Councillor Colin Sharples

127 Declarations of Interest

None declared.

128 Minutes of meeting Thursday, 27 April 2023 of Planning Committee

A query whether a public consultation had been successfully completed was raised in relation to the decision on item 12, 07/2022/00692/REM – Danesway, 52 Hall Lane, Longton. In response, the Committee were advised that the public consultation had been undertaken and completed by the applicant.

It was subsequently

Resolved: (Unanimously)

that the minutes of the last meeting, held on Thursday 27 April, be signed by the Chair as an accurate record.

129 Appeal Decisions

There were no appeal decisions reported.

130 07/2022/00911/REM - Land West Of Lancashire Business Park, Centurion Way, Farington

Registered speakers: four objectors and the applicant's agent.

Address: Land West of Lancashire Business Park
Centurion Way
Farington
Lancashire

Applicant: Caddick Development Ltd

Agent: Mark Saunders
NJL Consulting
Origin, 6th Floor
70 Spring Gardens
Manchester M2 2BQ

Development: Reserved Matters of Appearance, Landscaping, Layout and Scale following outline approval 07/2020/00781/OUT for 2no. buildings totalling 5,388sq.m (Use Classes E(g)/ B2/B8) with ancillary office space and associated works together with updated landscaping scheme and ecological enhancements for the Phase 1 development.

An amendment to refuse the application, against the officer's recommendation, was proposed by Councillor Haydn Williams and seconded by Councillor Colin Sharples on the grounds that the proposed development would be overlooking, overshadowing and have an overbearing effect on neighbouring properties contrary to Policy G17 (a) of the South Ribble Local Plan. It was subsequently;

Resolved: (Unanimously)

That the application be refused on the grounds that the proposed buildings, by virtue of their size, scale and proximity, would have a detrimental impact on the amenities of residents on Grasmere Avenue as a result of overlooking, overshadowing and have an overbearing effect, contrary to the requirements of Policy G17 criteria a) of the South Ribble Local Plan.

131 07/2022/00912/FUL - Land West Of Lancashire Business Park, Centurion Way, Farington

Registered speakers: three objectors and the applicant's agent.

Address: Land West of Lancashire Business Park
Centurion Way
Farington

Lancashire

Applicant: Caddick Development Ltd

Agent: Mark Saunders
NJL Consulting
Origin, 6th Floor
70 Spring Gardens
Manchester M2 2BQ

Development: Erection of a Class B2/B8/E(g) Use building of 3,065 sq. m with ancillary office space, associated parking, landscaping and infrastructure

An amendment to refuse the application, against the officer's recommendation, was proposed by Councillor Haydn Williams and seconded by Councillor Colin Sharples on the grounds that the proposed development would be overlooking, overshadowing and have an overbearing effect on neighbouring properties contrary to Policy G17 (a) of the South Ribble Local Plan. In addition, insufficient information had been provided to demonstrate that the proposal would not have a detrimental impact on highway safety and highway capacity contrary to the requirements of Policy G17 criteria (c) of the South Ribble Local Plan. It was subsequently;

Resolved: (Unanimously)

that the application be refused on the grounds that:

1. The proposed building, by virtue of its size, scale and proximity, would have a detrimental impact on the amenities of residents on Grasmere Avenue as a result of overlooking, overshadowing and have an overbearing effect, contrary to the requirements of Policy G17 criteria a) of the South Ribble Local Plan; and
2. Insufficient information has been provided to demonstrate that the proposal would not have a detrimental impact on highway safety and highway capacity contrary to the requirements of Policy G17 criteria c) of the South Ribble Local Plan.

Chair

Date