

Minutes of **Planning Committee**

Meeting date **Thursday, 7 December 2023**

Members present: Councillors Caleb Tomlinson (Chair), Matthew Farnworth, Mary Green, Peter Mullineaux, David Shaw, Phil Smith, Kath Unsworth, Haydn Williams, Wesley Roberts and Colin Sharples

Officers: Elizabeth Hindle (Head of Planning and Enforcement), Catherine Thomas (Planning Manager), Alex Jackson (Shared Legal Services Team Leader), Lisa Matthewson (Senior Planning Officer), Rachel Clitheroe (Planning Officer), Jessica Jarman (Planning Officer) and Ben Storey (Democratic and Member Services Officer)

Other members: Councillors Michael Green, Karen Walton, Keith Martin, Clare Hunter, Emma Stevens and James Gleeson

Public: 3

175 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.

176 Apologies for Absence

Apologies for absence were received from;

- Councillor Elaine Stringfellow - substituted by Councillor Wesley Roberts.
- Councillor Will Adams – substituted by Councillor Colin Sharples.

177 Declarations of Interest

Councillor Haydn Williams declared a non-prejudicial interest in item 6 – Model Farm, Croston Road, Farington Moss as a member of Farington Parish Council.

178 Minutes of meeting Thursday, 9 November 2023 of Planning Committee

Resolved: (For 8 Abstain 2)

That the minutes of the last meeting, held on Thursday 9 November 2023, be signed by the Chair as an accurate record.

179 Appeal Decisions

The Planning Manager provided a brief update on a number of appeal decisions received since the last meeting. The Council had received a decision regarding the

two Pickering Farm appeals that had been called in by the Secretary of State following a public inquiry in 2022. On balance, the Secretary of State had determined that the benefits of the developments outweighed concerns raised, notably around the impact on the highway network and subsequently upheld the appeals.

In addition, another appeal decision had been received regarding an application for up to seven dwellings at Bridge End, Church Lane, Whitestake. The Inspector concluded that the development would conflict with the development plan, found no material considerations that would outweigh that decision and dismissed the appeal.

180 07/2023/00257/FUL - Model Farm, Croston Road, Farington Moss

Registered speakers: Councillor Karen Walton and the applicant's agent.

Address: Model Farm
240 Croston Road
Farington Moss
Lancashire PR26 6PN

Applicant: Whitwell Properties Limited

Agent: Mrs Sophie Marshall
Hamill House
112-116 Chorley New Road
Bolton BL1 4DH

Development: Demolition of existing buildings and erection of start up commercial units

An amendment to refuse the application, against the officers' recommendation, on grounds that the site is not considered previously developed land and therefore contravened Policy G1 of the South Ribble Local Plan, and may impact the potential route of the dualling work for the A582 was proposed by Councillor Mary Green and seconded by Councillor Haydn Williams.

The officers' recommendation to approve the application, subject to the imposition of conditions outlined within the report was proposed by Councillor Colin Sharples and seconded by Councillor David Shaw.

A further amendment to defer the application, to obtain further clarity around the status of the site as previously developed land, to consider a reduction in the number of units and to address any conflict with the potential route of the dualling works for the A582, was proposed by Councillor Phil Smith and was seconded by Councillor Wesley Roberts.

A vote on whether to defer the application was taken first and was subsequently;

Resolved: (FOR: 5 AGAINST: 4 ABSTAIN: 2 (with Chair's casting vote))

That the application be deferred to obtain further clarity round the status of the site as previously developed land, to consider a reduction in the number of units and to address any conflict with the potential route of the dualling works for the A582.

181 07/2023/00655/FUL - Holiday Inn Express Preston South, Bamber Bridge

Registered speakers: one objector, Councillor Clare Hunter and the applicant's agent.

Address: Holiday Inn Express Preston South
Reedfield Place
Walton Summit Industrial Estate
Bamber Bridge
Lancashire PR5 6AB

Applicant: Yeoman Preston Ltd (t/a Holiday Inn Express Preston South)

Agent: Mr Simon Sharp
JPPC
Bagley Croft
Hinksey Hill
Oxford OX1 5BD

Development: Replacement lighting scheme comprising of twelve no: 4m high lighting columns. Seven columns would have a new single post top mounted LED luminaire mounted at 5° tilt, facing inwards towards the car park and five columns central within the car park would each have two LED luminaires mounted on stub brackets and mounted at 0° to the horizontal plane (Amended Scheme)

The officers' recommendation to approve the application, subject to the imposition of conditions outlined within the report was proposed by Councillor Wesley Roberts and seconded by Councillor Haydn Williams.

It was subsequently;

Resolved: (Unanimously)

That the application be approved, subject to conditions, as per officer recommendation.

182 07/2023/00789/FUL - Darwen Street Car Park, Higher Walton

Registered speakers: None

Address: Car Park
Darwen Street
Higher Walton
Lancashire PR5 4DH

Applicant: South Ribble Borough Council

Development: Installation of an electrical cable to serve new electric

vehicle charging points (cable only). The low voltage cable will be buried below the service and installed to Electricity Northwest Specifications, the ground will be reinstated afterwards, back to the original state.

The officers' recommendation to approve the application, subject to the imposition of conditions outlined within the report was proposed by Councillor Peter Mullineaux and seconded by Councillor Phil Smith.

It was subsequently;

Resolved: (Unanimously)

that the application be approved, subject to conditions, as per officer recommendation.

Chair

Date