

**Minutes of Planning Committee**

**Meeting date** Thursday, 22 February 2024

**Committee members present:** Councillors Caleb Tomlinson (Chair), Elaine Stringfellow (Vice-Chair), Will Adams, Matthew Farnworth, Mary Green, Peter Mullineaux, David Shaw, Phil Smith, Kath Unsworth and Haydn Williams

**Officers present:** Elizabeth Hindle (Head of Planning and Enforcement), Debbie Roberts (Development Planning Team Leader), Lisa Matthewson (Senior Planning Officer), Dave Whelan (Head of Legal and Procurement) and Clare Gornall (Democratic and Member Services Officer)

A video recording of the public session of this meeting is available to view on [YouTube here](#)

**204 Welcome and Introduction**

The Chair, Councillor Caleb Tomlinson, welcomed everyone to the meeting, introduced the Committee and explained that the meeting was being livestreamed to YouTube.

**205 Apologies for Absence**

There were none.

**206 Declarations of Interest**

There were no declarations of interest.

**207 Minutes of meeting Thursday, 1 February 2024 of Planning Committee**

**Resolved: (For: 8 Abstain: 1)**

That the minutes of the last meeting held on Thursday 1 February 2024 be agreed as an accurate record for signing by the Chair.

**208 Appeal Decisions**

The Head of Planning and Enforcement confirmed there were no appeal decisions to report.

**209 07/2022/00245/FUL - Land at Stanifield Lane, Farington**

Registered speakers: Councillor Michael Green (objecting as a parish councillor) and the applicant.

Address: Land at Stanifield Lane  
Farington

Applicant: Brookhouse Group Limited

Agent: Alyn Nicolls  
  
140 Denby Lane  
Upper Denby  
Huddersfield  
HD8 8UN

Development: The creation of a new vehicular access off Stanifield Lane (A5083)

The officer's recommendation to approve the application, subject to the conditions outlined in the report was proposed by Councillor Haydn Williams and seconded by Councillor Will Adams.

It was subsequently:

**Resolved: (For: 9 Against:1)**

That the application be approved, subject to the conditions outlined in the officer's report.

**210 07/2023/01062/FUL - 16 Watkin Lane, Lostock Hall**

Registered speakers: Councillor Lesley Pritchard (ward councillor) and Councillor Karen Walton (objector / neighbouring ward councillor).

Address: 16 Watkin Lane  
Lostock Hall  
Preston  
PR5 5RD

Applicant: Mr Asif Abbas

Development: Change of use to hot food takeaway (Use class: Sui Generis) and installation of external contractor flue.

The officer's recommendation to refuse the application, was proposed by Councillor Will Adams, and seconded by Councillor Phil Smith.

It was subsequently:

**Resolved: (unanimously):**

The application was refused for the following reasons:

By reason of the increased noise and activity associated with a hot food takeaway, particularly during evening hours, and the additional demand for on-street car parking, the proposed change of use would be detrimental to the amenity of neighbouring residential properties. The proposal is therefore considered to be contrary to Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan.

**211 07/2024/00060/LBC - 78 Towngate, Leyland**

Registered speakers: None

Address: 78 Towngate  
Leyland  
PR25 2LR

Applicant: B Clough  
South Ribble Borough Council

Development: External door replacement

The officer's recommendation that Listed Building Consent is granted with conditions as outlined in the officer's report, but that the decision is delegated to the Chair and/or Vice Chair and Head of Planning and Enforcement following completion of public consultation, was proposed by Councillor Kath Unsworth and seconded by Councillor Will Adams.

An amendment to refuse the application, against the officer's recommendations, on the grounds that the proposed external door was not appropriate or in keeping with the heritage building, was proposed by Councillor Mary Green and seconded by Councillor Peter Mullineaux.

A vote on refusal of the application was lost (**For: 2 Against:8**).

It was subsequently:

**Resolved: (For: 8 Against: 2)**

That Listed Building Consent is granted with conditions as outlined in the officer's report, but that the decision is delegated to the Chair and/or Vice Chair and Head of Planning and Enforcement following completion of public consultation.

Chair

Date