

Minutes of Planning Committee

Meeting date Thursday, 9 March 2023

Members present: Councillors Caleb Tomlinson (Chair), Mal Donoghue (Vice-Chair), Will Adams, James Flannery, Mary Green, Jon Hesketh, Clare Hunter, Chris Lomax, Phil Smith, Gareth Watson, Peter Mullineaux and David Shaw

Officers: John Harrison (Interim Director of Planning and Development), Steven Brown (Head of Development Management), Tasneem Safdar (Shared Legal Services Team Leader), Debbie Roberts (Development Planning Team Leader), Janice Crook (Senior Planning Officer) and Ben Storey (Democratic and Member Services Officer)

Other members: Councillor Julie Buttery

Public: 14

98 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.

99 Apologies for Absence

Apologies for absence were received from:

- Councillor Barrie Yates – substituted by Councillor Peter Mullineaux.
- Councillor Harry Hancock – substituted by Councillor David Shaw.
- Councillor Caroline Moon.

100 Declarations of Interest

None.

101 Minutes of meeting Thursday, 23 February 2023 of Planning Committee

Resolved:

That the minutes of the meeting held on Thursday, 23 February 2023, be approved as a correct record for signing by the Chair.

102 Appeal Decisions

The Planning Manager provided an update on any recent appeal decisions.

The first related to a detached dwelling at Lynbrook on Dobb Lane, Walmer Bridge. Two appeals were considered over the construction of a building and a subsequent enforcement notice following refusal of the application. The Inspector concluded that the development was inappropriate in the greenbelt, would reduce openness and would be harmful to the character and appearance of the area. In dismissing the appeal, the Council was given a partial award of costs as there had been unreasonable behaviour from the appellant.

The second appeal related to Duxburys's Garden Centre off Chain House Lane where retrospective permission for the retention of a compound had been refused. The Inspector concluded that the use was inappropriate in the greenbelt and considered that very special circumstances did not exist to justify it. In dismissing the appeal, the Inspector gave substantial weight to the harm to the greenbelt and the character and appearance of the area.

103 07/2022/00911/REM - Land West Of Lancashire Business Park, Centurion Way, Farington

Item withdrawn by the Chair prior to the meeting, following a request from the applicant.

104 07/2022/00912/FUL - Land West Of Lancashire Business Park, Centurion Way, Farington

Item withdrawn by the Chair prior to the meeting, following a request from the applicant.

105 07/2022/00689/FUL - Gables Farm Livery Stables, Lindle Lane, Hutton

Item withdrawn following notification of an appeal for non-determination from the applicant.

106 07/2022/00928/FUL - Land East of Reynard Close, Longton

Registered speakers: 4 objectors and the applicant's agent.

Address: Land to the East of Reynard Close
Longton
Lancashire

Applicant: Story Homes

Agent: Mrs Charlotte Fowler
Asteer Planning LLP
Mynshulls House
14 Cateaton Street
Manchester M3 1SQ

Development: Erection of a residential development (34 dwellings - use Class C3) with associated vehicular access, roads and footways, hard and soft landscaping, drainage and other associated works

An amendment to defer the application to allow for further consultation between the applicant and residents was proposed by Councillor James Flannery and seconded by Councillor Peter Mullineaux.

An amendment to refuse the application, on grounds of impact on highways and residential amenity, was proposed by Councillor Mary Green but was not seconded.

Approval of the officer's recommendation was proposed by Councillor Gareth Watson and seconded by Councillor Clare Hunter.

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

Resolved: (For: 7 Against: 6 – Amendment carried with Chair's casting vote)

That the application be deferred to allow for a meeting to take place between officers, the applicant and residents to try and resolve outstanding concerns raised at the meeting.

107 07/2021/00866/FUL - 2-8 Chapel Lane, Longton

Registered speakers: None

Address: 2-8 Chapel Lane
Longton
PR4 5EB

Applicant: Toni Kelly
Strettles Ltd

Agent: Mr Neil Anyon
29 Ridgeway
Preston

Development: Change of use from E(a) (retail) to sui generis (drinking establishment) to two separate units; provision of outdoor seating areas and replacement shopfronts (amended description)

Approval of the officer's recommendation was proposed by Councillor Jon Hesketh and seconded by Councillor Will Adams. It was subsequently;

Resolved: (Unanimously)

That the application be approved subject to conditions outlined within the report.

Chair

Date