

SOUTH RIBBLE BOROUGH COUNCIL

Planning Committee

Meeting held at 6.00pm on Wednesday, 26 July 2017 in Shield Room, Civic Centre, West Paddock, Leyland, PR25 1DH

Present:

Cllr J Hesketh (in the chair), Cllr Mrs R N Blow, Cllr Mrs C A Chisholm, Cllr M D Donoghue, Cllr W Evans, Cllr D B Forrest, Cllr Mrs M Green, Cllr K E L Jones, Cllr J D Marsh, Cllr M Nathan, Cllr M R Nelson, Cllr Mrs R J Noblet, Cllr B Yates

In Attendance:

David Whelan (Legal Services Manager), Jonathan Noad (Planning Manager), Catherine Lewis (Senior Planning Officer), Janice Crook (Planning Officer), Debbie Roberts (Planning Officer) and Dave Lee (Democratic Services Officer)

Public Attendance: 67

Officers: 1

Other Members: Councillors Ms Bell, Clark, M Green, Hughes, Martin, Mullineaux, Ogilvie, P J Smith, Mrs Snape and G Walton.

Minute No.	Description/Resolution
32	<p>Welcome and Introductions</p> <p>The Chairman, Councillor Hesketh, welcomed members of the public to the meeting and introduced the committee and explained the proceedings and the role of its members.</p>
33	<p>Apologies for Absence</p> <p>Apologies for absence were submitted on behalf of Councillors C Tomlinson and Mrs Woollard.</p>
34	<p>Declarations of Interest</p> <p>Councillor M Green (in the audience) and David Whelan (Legal Services Manager) both declared a personal interest in the item relating to the South Ribble Local Plan Site 'FF' Masterplan for Moss Side Test Track, Leyland.</p> <p>Councillor Donoghue declared a prejudicial interest in Planning Application 07/2017/1204/VAR.</p> <p>Jonathan Noad (Planning Manager) declared a personal interest in planning application 07/2017/1916/FUL.</p>
35	<p>Minutes of the Last Meeting</p> <p>RESOLVED (12 Yes, 0 Abstention, 0 No):</p> <p>That the minutes of the meeting held on 5 July 2017 be approved as a correct record and signed by the chairman.</p>

36	<p>Appeal Decisions</p> <p>There were no appeals to report.</p>
37	<p>South Ribble Local Plan Site 'FF' Masterplan: Moss Side Test Track, Leyland</p> <p>Councillor M Green (in the audience) declared a personal interest in this item as he was involved in a number of residents' meetings, but was able under the Code of Conduct for Elected Members, to remain in the meeting during the consideration of this matter.</p> <p>David Whelan (Legal Services Manager) also declared a personal interest in this item, as he had previously worked with one of the objectors, but was able under the Code of Conduct for Employees to remain in the meeting during the consideration of this matter.</p> <p>The committee considered the revised Masterplan and supporting information relating to the Moss Side Test Track for development management purposes.</p> <p>RESOLVED (8 Yes, 0 Abstention, 4 No):</p> <p>That the Parameters Masterplan, Vision Statement, and Spatial Design Code relating to the Moss Side Test Track for development management purposes be adopted.</p>
38	<p>Planning Application 07/2017/1266/REM - The Maltings Site, Hill Road South, Penwortham</p> <p>Address: The Maltings Site, Hill Road South, Penwortham, Lancashire</p> <p>Applicant: Galliford Try Partnerships NW</p> <p>Agent: Miss Rosanna Cohen, Eastgate, 2 Castle Street, Castlefield, Manchester M3 4LZ</p> <p>Development: Reserved Matters application for the erection of 61 residential units comprising of dwellings and apartments with associated landscaping</p> <p>RESOLVED (10 Yes, 0 Abstention, 0 No):</p> <p>That planning permission be approved subject to the successful completion of a S106 Agreement, the conditions as set out in the report and the removal of the condition outlined in the update sheet.</p>
39	<p>Planning Application 07/2017/1054/FUL - Oaklands Convent, Moss Lane, Leyland</p> <p>Address: Oaklands Convent, Moss Lane, Leyland, Lancashire, PR25 4SH</p> <p>Applicant: Mr Anthony Abram</p> <p>Agent: CW Planning Solutions Ltd, 1 Reeveswood, Eccleston, Chorley, PR7 5RS</p> <p>Development: Conversion of existing convent to create 46 bedroomed residential care home together with two storey side extensions, additional car parking and landscaping</p> <p>RESOLVED (9 Yes, 0 Abstention, 0 No):</p> <p>That planning permission be delegated under the Council's new Scheme of Delegation to Officers for Consideration of Planning Applications (as approved by full Council on 19 July 2017).</p>

40	<p>Planning Application 07/2017/1204/VAR - Meadowcroft, Pope Lane, Whitestake</p> <p>Councillor Donoghue declared a prejudicial interest in this planning application as the applicant was his landlord but as there was a general feeling that this item was likely to be delegated to officers, he decided to remain in the meeting. He did not take part in the discussion or voting thereon.</p> <p>Address: Meadowcroft, Pope Lane, Whitestake, Lancashire</p> <p>Applicant: Mr & Mrs S Fairclough</p> <p>Agent: Mr David Perry, Extended Design Limited, 97 The Farthings, Astley Village, Chorley, PR7 1SH</p> <p>Development: Application to vary condition No. 2 - approved plans - change of roof profile and installation of new second floor windows</p> <p>RESOLVED (9 Yes, 0 Abstention, 0 No):</p> <p>That planning permission be delegated under the Council's new Scheme of Delegation to Officers for Consideration of Planning Applications (as approved by full Council on 19 July 2017).</p>
41	<p>Planning Application 07/2017/1284/FUL - Bukhara, Preston New Road, Samlesbury</p> <p>Address: Bukhara, Preston New Road, Samlesbury, Preston, Lancashire, PR5 0UP</p> <p>Applicant: Mr I Patel</p> <p>Agent: Mr Avnish Panchal, 2 Croston Villa, High Street, Garstang, Preston, PR3 1EA</p> <p>Development: Change of use of part of existing car park to allow car wash including temporary canopy and storage</p> <p>During the course of the meeting, the committee noted that in the recommended conditions (no. 3) the Dwg GA3097-PSP-01-B Proposed Site Plan had been updated.</p> <p>RESOLVED (7 Yes, 0 Abstention, 3 No):</p> <p>That planning permission be approved subject to the conditions as set out in the report and the amendments made to GA3097-PSP-01-B Proposed Site Plan (in condition 3) as reported at the meeting.</p>
42	<p>Planning Application 07/2017/1916/FUL - St James Church Of England School, Slater Lane, Moss Side</p> <p>Jonathan Noad (Planning Manager) declared a personal interest in this planning application as he was a governor at the school, but he was able under the Code of Conduct for Officers to remain in the meeting during the consideration of the application.</p> <p>Address: St James Church Of England School, Slater Lane, Moss Side, Leyland, Lancashire, PR25 1TL</p> <p>Applicant: St James Church of England Primary School</p> <p>Agent: Christine Moor, 7 East Cliff, Preston, PR1 3JE</p>

	<p>Development: Single storey side extension to provide office space</p> <p>RESOLVED (10 Yes, 0 Abstention, 0 No):</p> <p>That planning permission be delegated to the Director of Development, Enterprise and Communities subject to the completion of a public consultation.</p>
--	--

The meeting finished at 9.26pm

..... Chairman