

SOUTH RIBBLE BOROUGH COUNCIL

Planning Committee

Meeting held at 6.00pm on Wednesday, 23 August 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 W Evans, Cllr D B Forrest, Cllr Mrs M Green, Cllr J D Marsh, Cllr M Nathan, Cllr M R Nelson, Cllr Mrs R J Noblet, Cllr Mrs L R Woollard, Cllr B Yates

In Attendance:

David Whelan (Legal Services Manager), Steven Brown (Assistant Planning Manager), Chris Sowerby (Senior Planning Officer), Janice Crook (Planning Officer), Debbie Roberts (Planning Officer) and Dave Lee (Democratic Services Officer)

Public Attendance: 25

Officers: None

Other Members: Councillors Clark, M Green, Hancock, Hughes, Mrs Mort, P J Smith and G Walton

Minute No.	Description/Resolution
43	<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>
44	<p>Apologies for Absence</p> <p>Apologies for absence were submitted on behalf of Councillors Donoghue, K Jones and C Tomlinson.</p>
45	<p>Declarations of Interest</p> <p>Councillor Nelson declared a prejudicial interest in Planning Application 07/2017/1072/FUL.</p> <p>Councillors Mrs Noblet and Mrs Woollard both declared a personal interest in planning application 07/2017/1864/FUL.</p>
46	<p>Minutes of the Last Meeting</p> <p>RESOLVED (11 Yes, 0 Abstention, 0 No): that the minutes of the meeting held on 26 July 2017 be approved as a correct record and signed by the chairman subject to a reference being made by Councillor M Green in minute numbers 34, 37 and 42 that he had declared a personal (non-pecuniary) interest in the item for St James' CE School as he was a governor. For completeness in the item for the Moss Side Test Track Masterplan that whilst it was not an interest, Councillor M Green also placed on record that he had meetings with the applicant and the residents.</p>

47	<p>Appeal Decisions</p> <p>A Planning Officer (Debbie Roberts) referred to an appeal in respect of the land between Chestnut House Farm and Willow Tree Farm, Wham Lane, Little Hoole (planning application 07/2016/0604/ADE) for an application for prior notification for an agricultural storage building. The Inspector dismissed the appeal.</p>
48	<p>Central Parks Masterplan</p> <p>Policy G6 (Central Park) of the Local Plan required Central Parks to be delivered as a comprehensive parkland providing a range of recreational and leisure uses for the community. A six week consultation period took place in April/May 2015 on how the public would like Central Parks to take shape. The feedback had been worked into the proposals.</p> <p>UNANIMOUSLY RESOLVED: that –</p> <ol style="list-style-type: none"> 1. the Central Parks Masterplan be adopted in order for it to be used as a key framework document against which to consider future planning applications on the site. 2. authority be delegated to the Director of Development, Enterprise and Communities, in consultation with the Cabinet Member for Strategic Planning and Housing to take implementation of the Masterplan forward.
49	<p>Planning Application 07/2017/1864/FUL - 2 Cromwell Avenue, Penwortham</p> <p>Councillor Mrs Noblet declared a personal interest in this planning application as she was an employee of Lancashire County Council, but was able under the Code of Conduct for Elected Members, to remain in the meeting during the consideration of the application.</p> <p>Councillor Mrs Woollard declared a personal interest in this planning application as she was a ward member, but was able under the Code of Conduct for Elected Members, to remain in the meeting during the consideration of the application.</p> <p>Address: 2 Cromwell Avenue, Penwortham, Preston, Lancashire, PR1 9AU</p> <p>Applicant: New Horizons NW Ltd</p> <p>Agent: Mr Neil Anyon, 29 Ridge Way, Penwortham, Preston, PR1 9XW</p> <p>Development: Change of use from a residential dwelling (Class C3) to Residential care home (Class C2)</p> <p>RESOLVED (8 Yes, 0 Abstention, 4 No): that planning permission be approved subject to the conditions as set out in the report.</p>
50	<p>Planning Application 07/2017/ (1795/FUL, 1796/LBC, 1797/FUL & 1798/LBC) - Worden Park, Leyland</p> <p>Address: Worden Park, Leyland, Lancashire, PR25 1DJ</p> <p>Applicant: Mr Andrew Richardson (South Ribble Borough Council)</p>

	<p>Development: Erection of two toilet blocks with associated hardstanding following demolition of existing toilet block, cycle stand and CCTV unit within Worden Park</p> <p>During the course of the meeting, the Planning Officer gave assurances to both the committee and the Legal Services Manager that all matters had been considered in full.</p> <p>RESOLVED (10 Yes, 0 Abstention, 2 No): that consideration of planning applications 07/2017/ (1795/FUL, 1796/LBC, 1797/FUL & 1798/LBC) be deferred to enable officers to seek clarification on some of the matters raised at the meeting.</p>
51	<p>Planning Application 07/2017/1683/FUL - Woodfold Farm, Grange Lane, Hutton</p> <p>Address: Woodfold Farm, Grange Lane, Hutton, Preston, PR4 5JE</p> <p>Applicant: Mr Richard Critchley</p> <p>Agent: Mr Roger Treacher, Farrers Farm, Grange Lane, Hutton</p> <p>Development: Erection of agricultural building (1383 sq m) and construction of slurry lagoon</p> <p>UNANIMOUSLY RESOLVED: that planning permission be approved subject to the conditions as set out in the report.</p>
52	<p>Planning Application 07/2017/1072/FUL - Land Off Wateringpool Lane, Lostock Hall</p> <p>Councillor Nelson declared a prejudicial interest in this application as he lived close to the application site. He was able under the Code of Conduct for Elected Members to make representations but then left the meeting during the consideration and voting thereon.</p> <p>Address: Land Off, Wateringpool Lane, Lostock Hall, Lancashire</p> <p>Applicant: Morris Homes North</p> <p>Development: Erection of 5 dwellings together with public car parking area for 15 vehicles (amended scheme)</p> <p>UNANIMOUSLY RESOLVED: that planning permission be refused for the reasons as set out below.</p> <p>1. The proposal to construct five dwellings on the application site is considered to compromise the delivery of the agreed landscaping scheme for the St James' Field residential development scheme on the allocated housing site, Site GG Wateringpool Lane. As such the proposal would result in a detrimental impact on the approved housing development by introducing built development which would compromising the visually high quality gateway to the development, contrary to Policy G17 criteria b) in the South Ribble Local Plan 2012-2026.</p> <p>2. The proposal to construct five dwellings on land which forms part of the open space provision for the St James' Field development, would result in a detrimental impact on the character and appearance of the stretch of Wateringpool Lane to which it is adjacent, in terms of bringing built development closer to the boundary of the</p>

	Lane which is rural in nature and forms an important access route leading into Central Parks. As such the proposal fails to improve the character and quality of the area and the way it functions and does not contribute positively to making the area better for residents and users of the area, contrary to Policy G17 criteria a) in the South Ribble Local Plan 2012-2026 and paragraphs 56 and 64 of the National Planning Policy Framework.
53	<p>Planning Application 07/2017/1780/FUL - Mill Brow Farm, Liverpool Road, Hutton</p> <p>Address: Mill Brow Farm, Liverpool Road, Hutton, Lancashire, PR4 4AS</p> <p>Applicant: Mr Stephen Holden</p> <p>Agent: Mrs Melanie Lawrenson, 5 Bobbin Mill Cottages, Stubbins Lane, Claughton on Brock, Preston, PR3 0PL</p> <p>Development: Erection of a detached building to house dairy cattle</p> <p>UNANIMOUSLY RESOLVED: that planning permission be approved subject to the conditions as set out in the report.</p>

The meeting finished at 8.15pm

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