

Planning Committee

Thursday, 11th January, 2024, 6.00 pm

Shield Room, Civic Centre, West Paddock, Leyland PR25 1DH and
YouTube

Supplementary Agenda

I am now able to enclose, for consideration at the above meeting of the Planning Committee, the following information:

13 Committee Presentation

(Pages 3 - 68)

Chris Sinnott
Chief Executive

Electronic agendas sent to Members of the Planning Committee

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**South
Ribble**
Borough Council

Planning Committee 11th January 2024

Application Number: 07/2023/00070/FUL

**Address: Lancashire Constabulary HQ, Police Headquarters,
Saunders Lane, Hutton**

Applicant: Lancashire Constabulary

Agent: McBains

Page 4

Development: Hybrid planning application for redevelopment of Lancashire

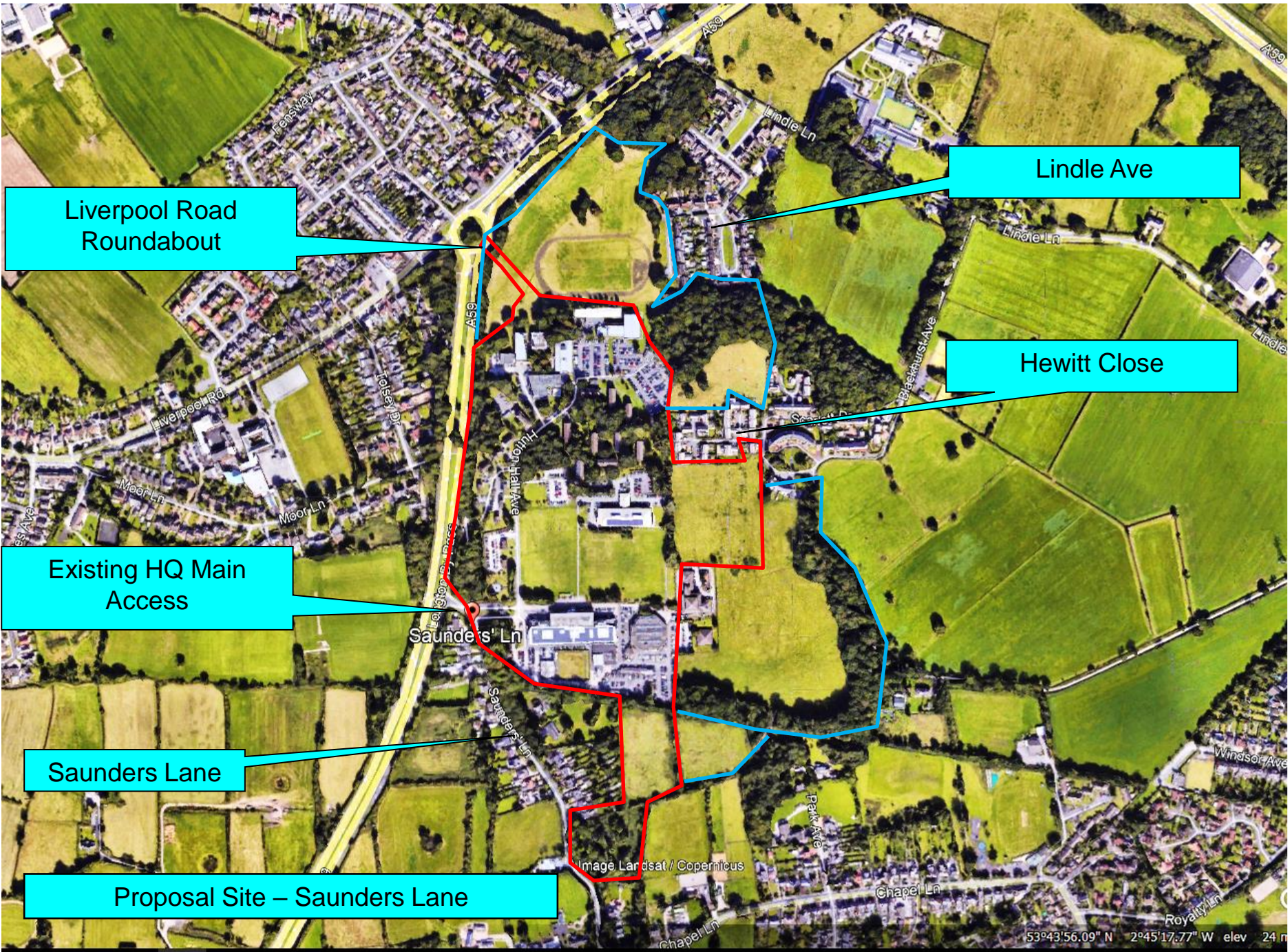
Constabulary Headquarters sites at Lindle Lane and Saunders Lane comprising

a) Full planning application (Masterplan phases 1-3) to develop Saunders Lane and Lindle Lane sites

- Phases 1 and 2 Saunders Lane

- Phase 3 Lindle Lane

b) Outline planning application relating to Masterplan Phases 4-7 for Saunders Lane site



Lindle Ave

Liverpool Road Roundabout

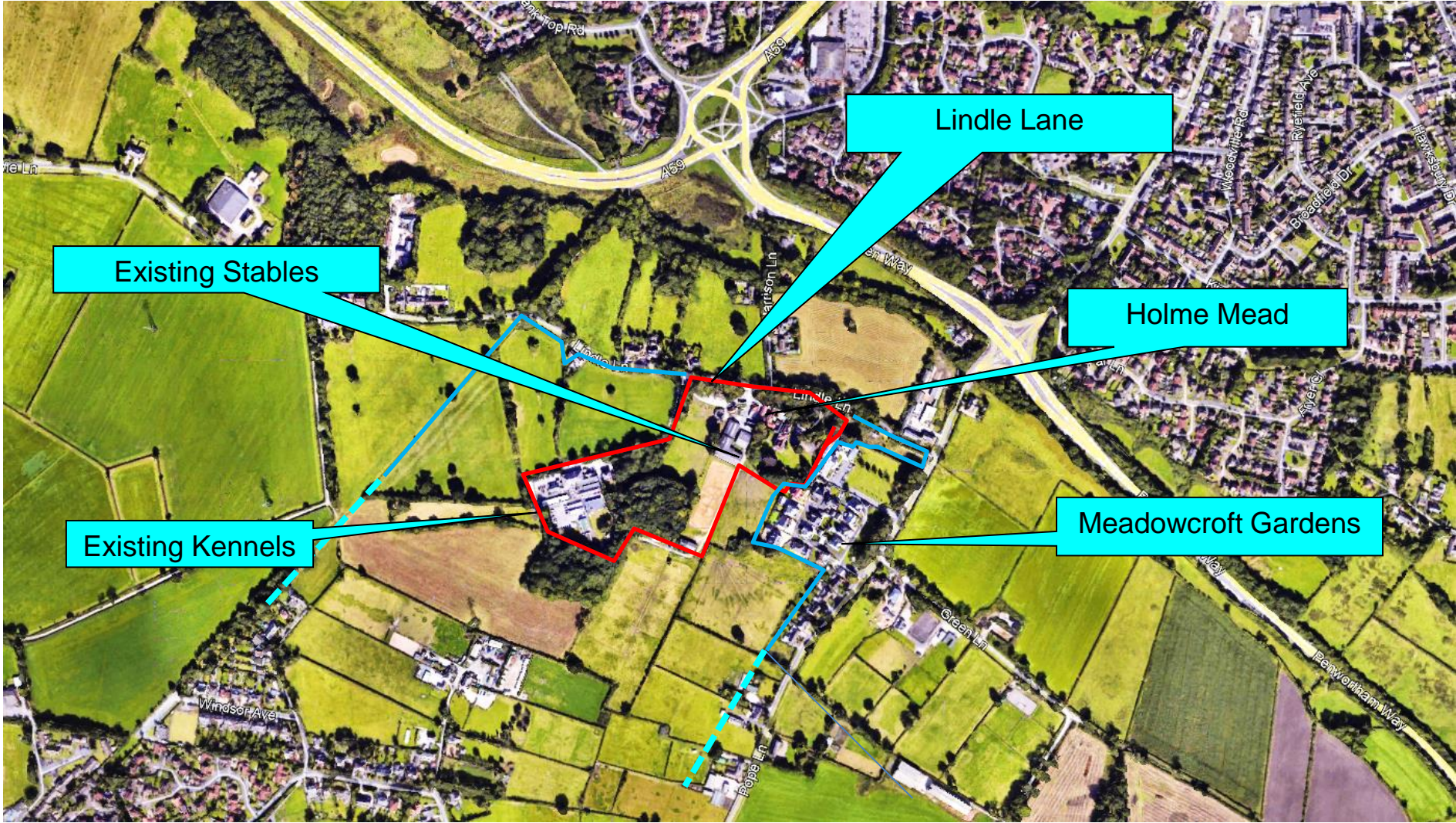
Hewitt Close

Existing HQ Main Access

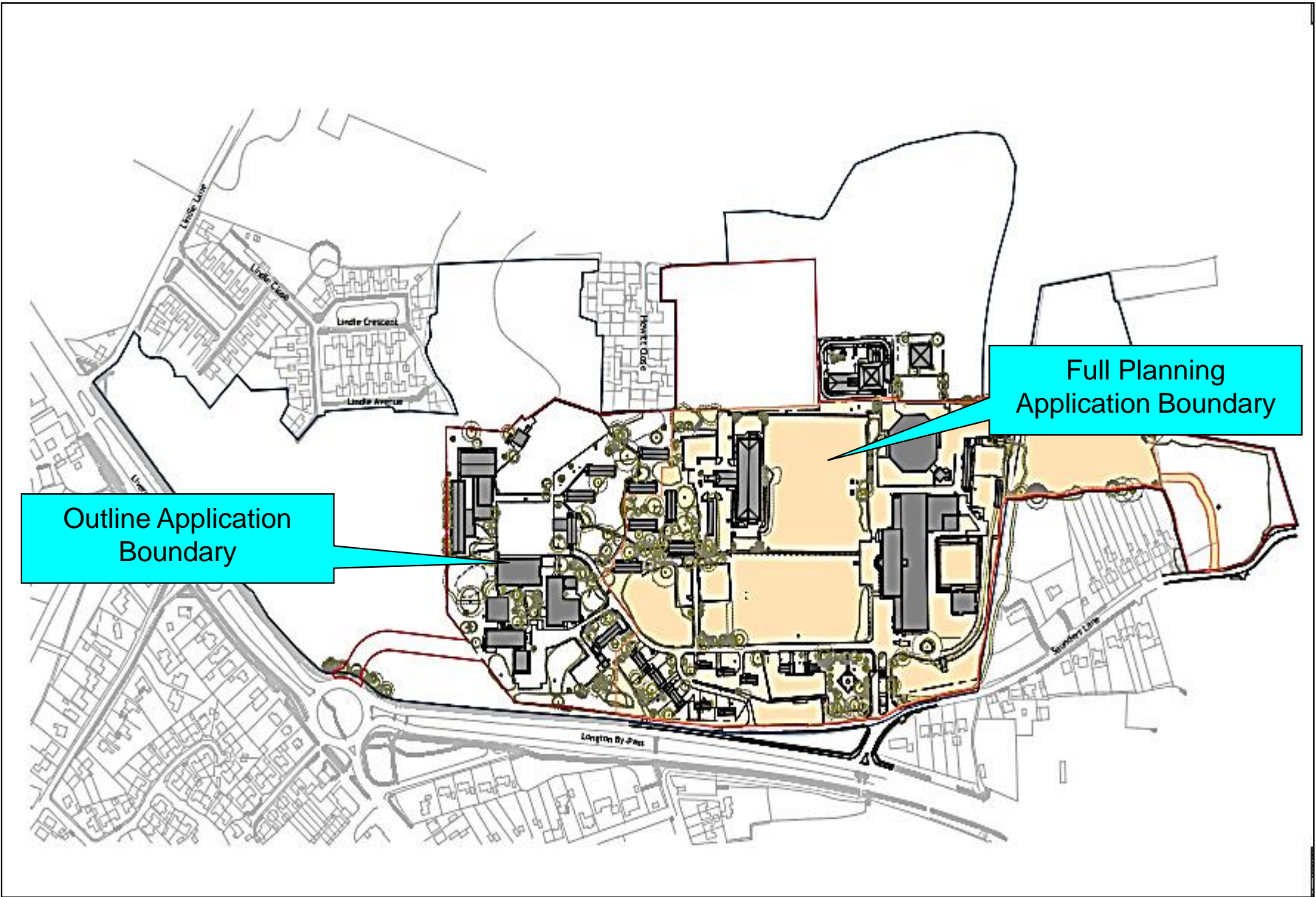
Saunders Lane

Proposal Site - Saunders Lane

53°43'56.09" N 2°45'17.77" W elev 24 m



Proposal Site – Lindle Lane



Outline Application Boundary

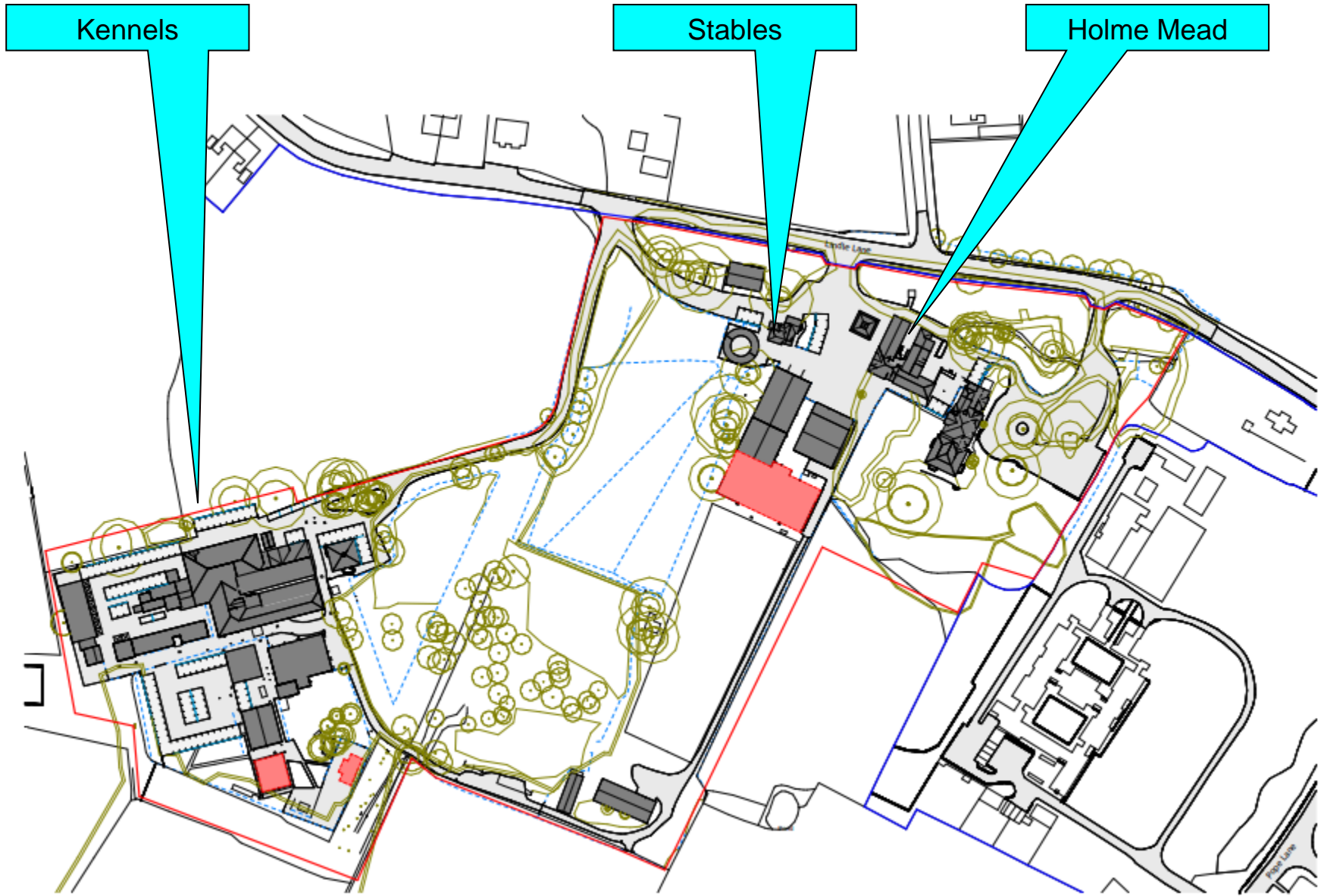
Full Planning Application Boundary

Proposed Application Boundaries

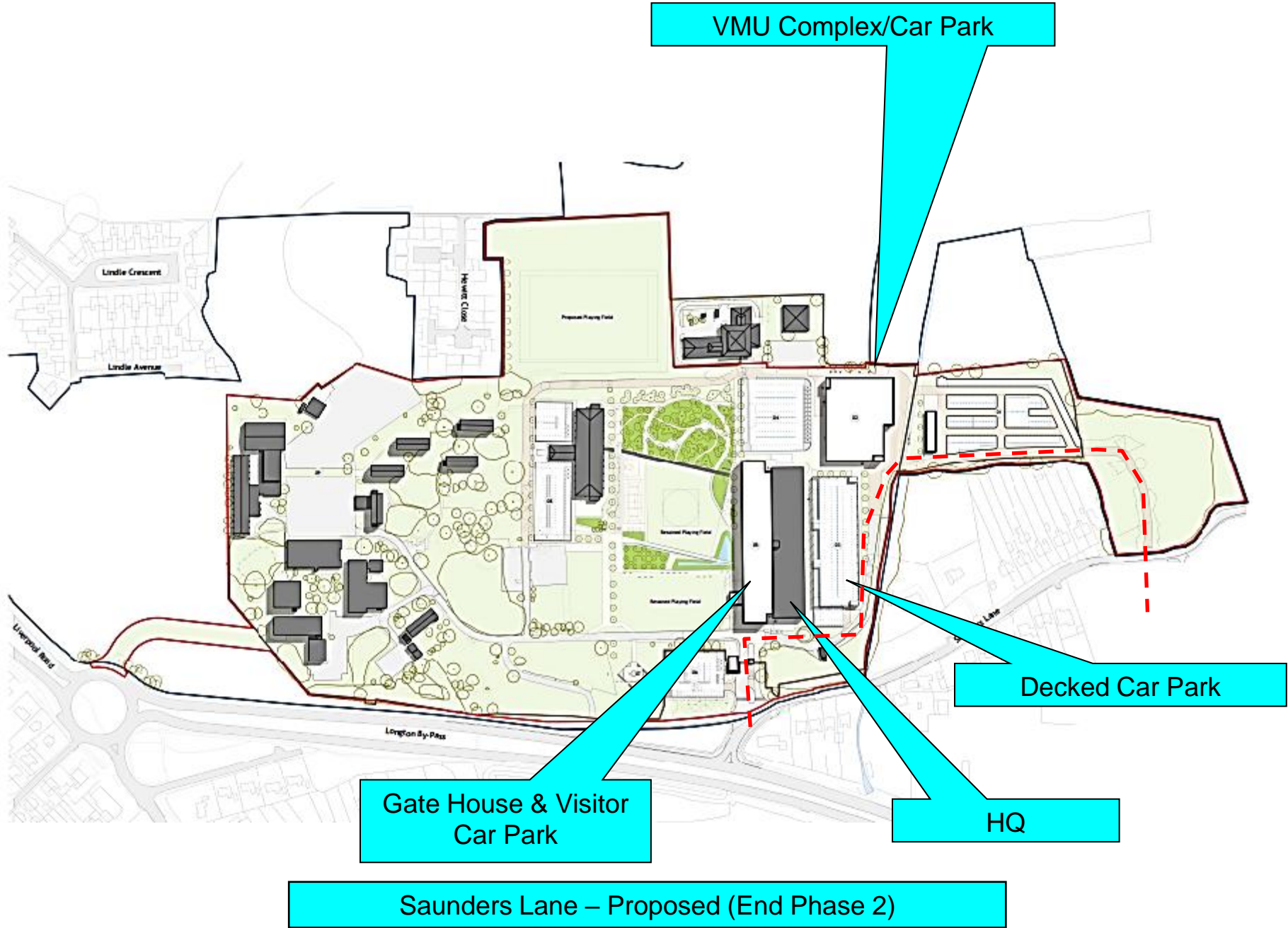


HQ Building

Saunders Lane – Demolition



Lindle Lane - Demolition

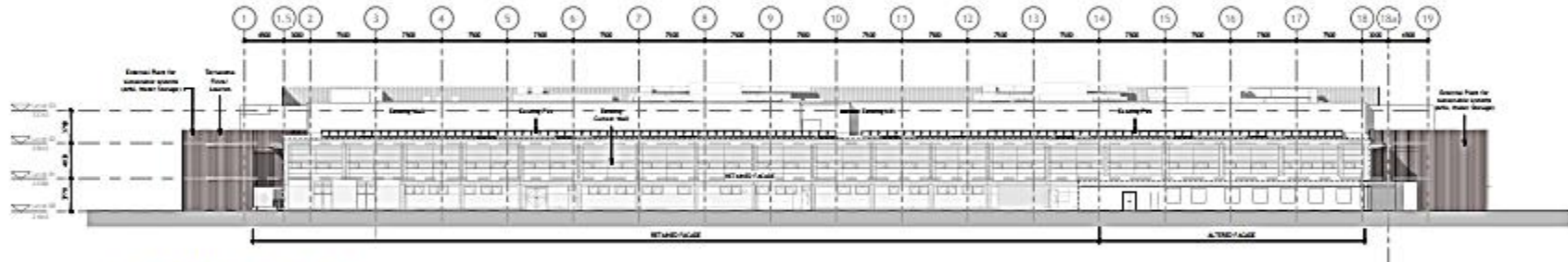




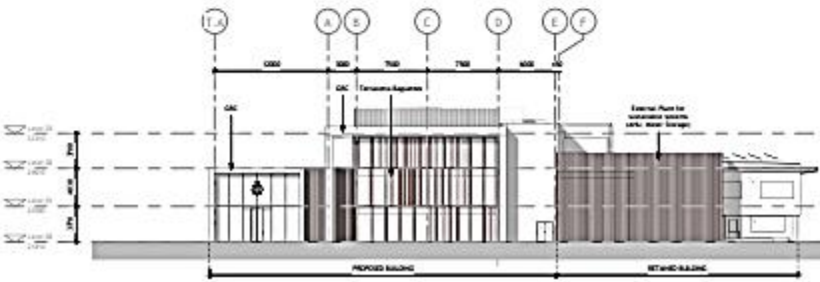
Saunders Lane – Proposed Access 1 (Full Application)



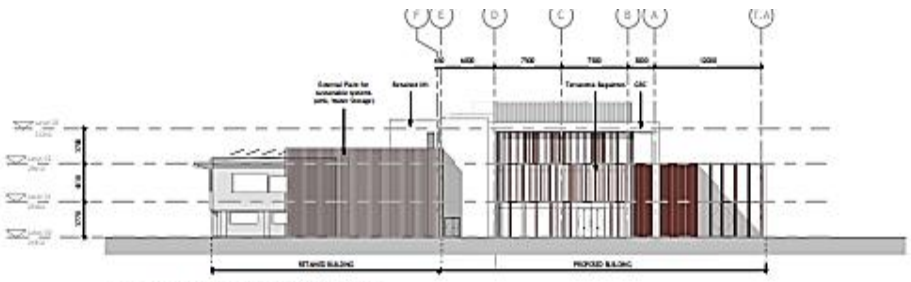
1 HQ - NORTH ELEVATION - PROPOSED
1 : 200



2 HQ - SOUTH ELEVATION - PROPOSED
1 : 200



HQ - WEST ELEVATION - PROPOSED



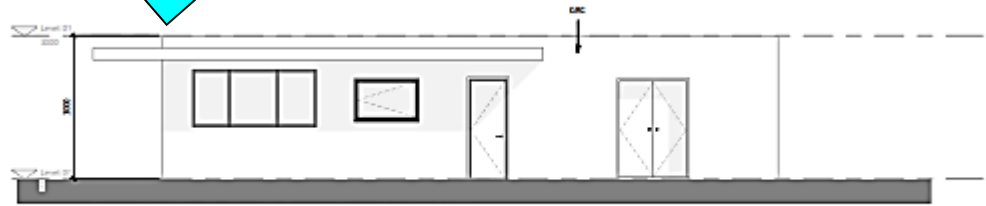
HQ - EAST ELEVATION - PROPOSED

Saunder Lane - Proposed HQ



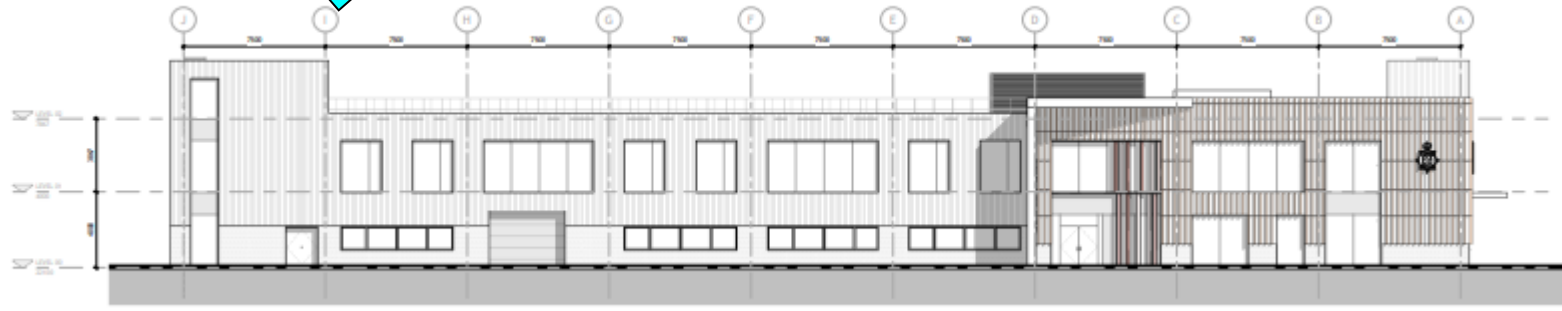
Saunder Lane – Existing HQ

Proposed Gatehouse



GH - SOUTH ELEVATION VIEW - PROPOSED
1 : 50

Proposed VMU



VM - NORTH ELEVATION - PROPOSED
1 : 100

Proposed VMU Support Building



VM - SECTION BB - PROPOSED
1 : 100



Saunder Lane – Existing VMU



① P1 - SECTION AA PROPOSED
1 : 200

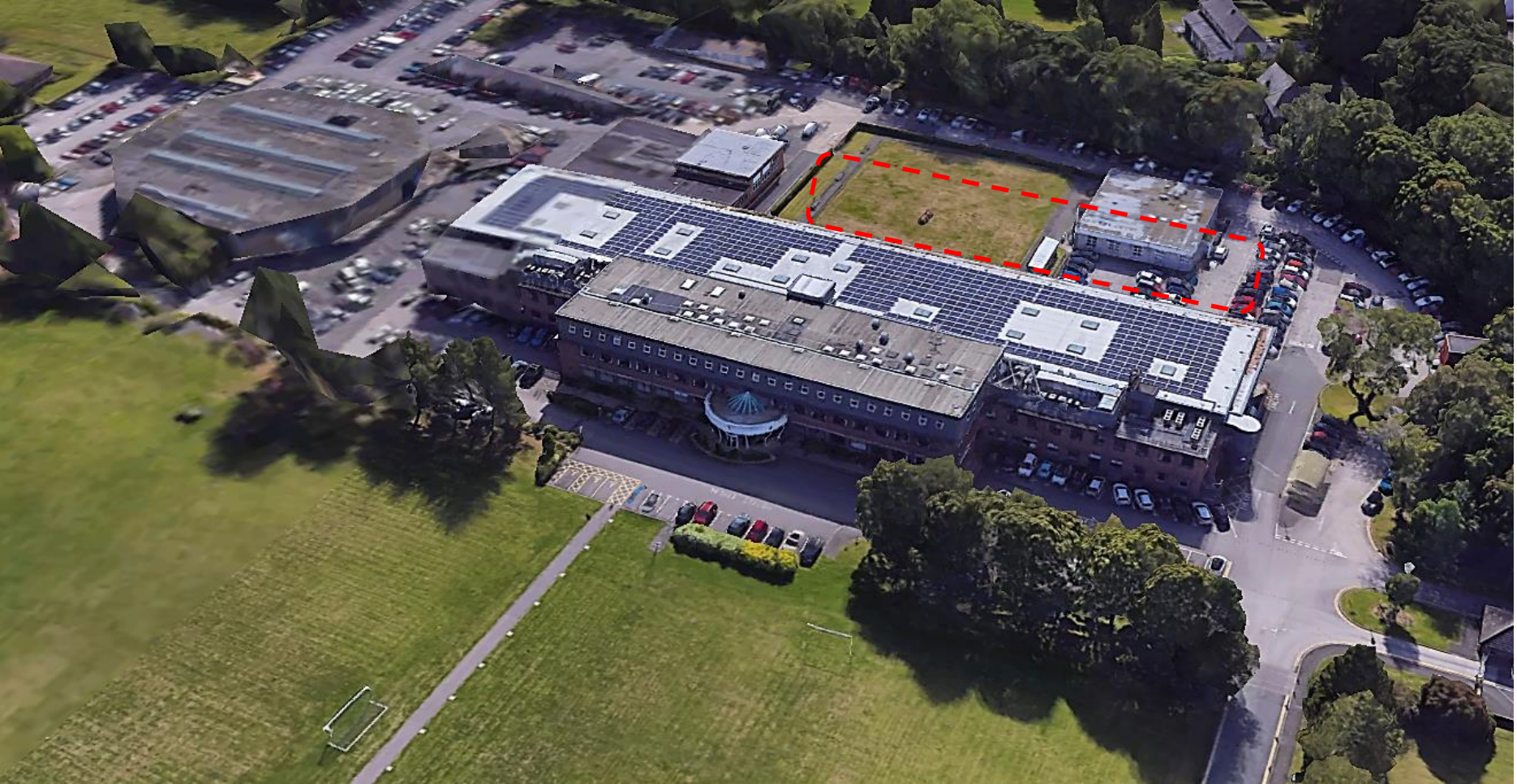


② P1 - SECTION BB - PROPOSED
1 : 200



③ P1 - SECTION CC - PROPOSED
1 : 200

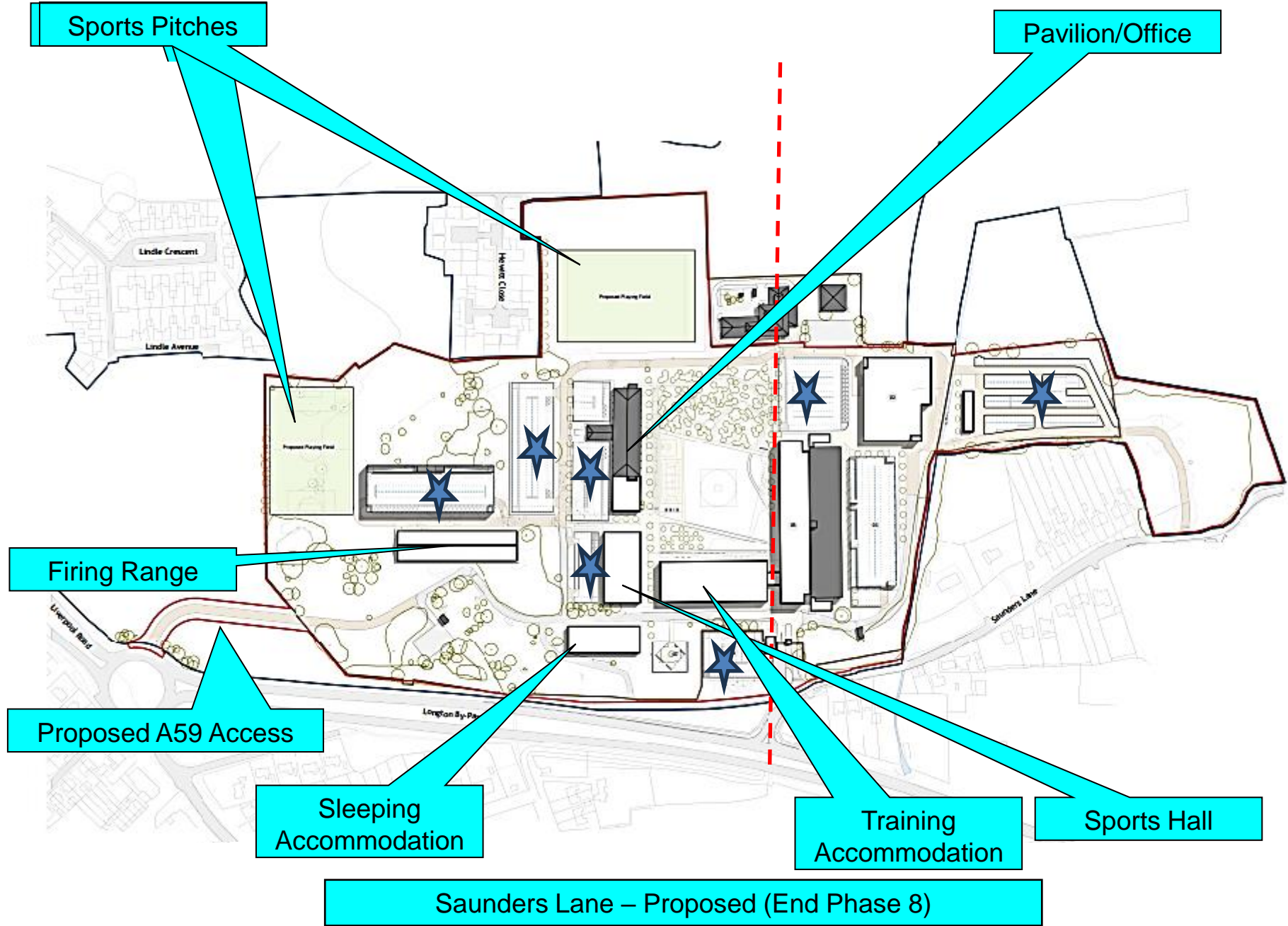
Saunders Lane – Proposed Decked Car Park

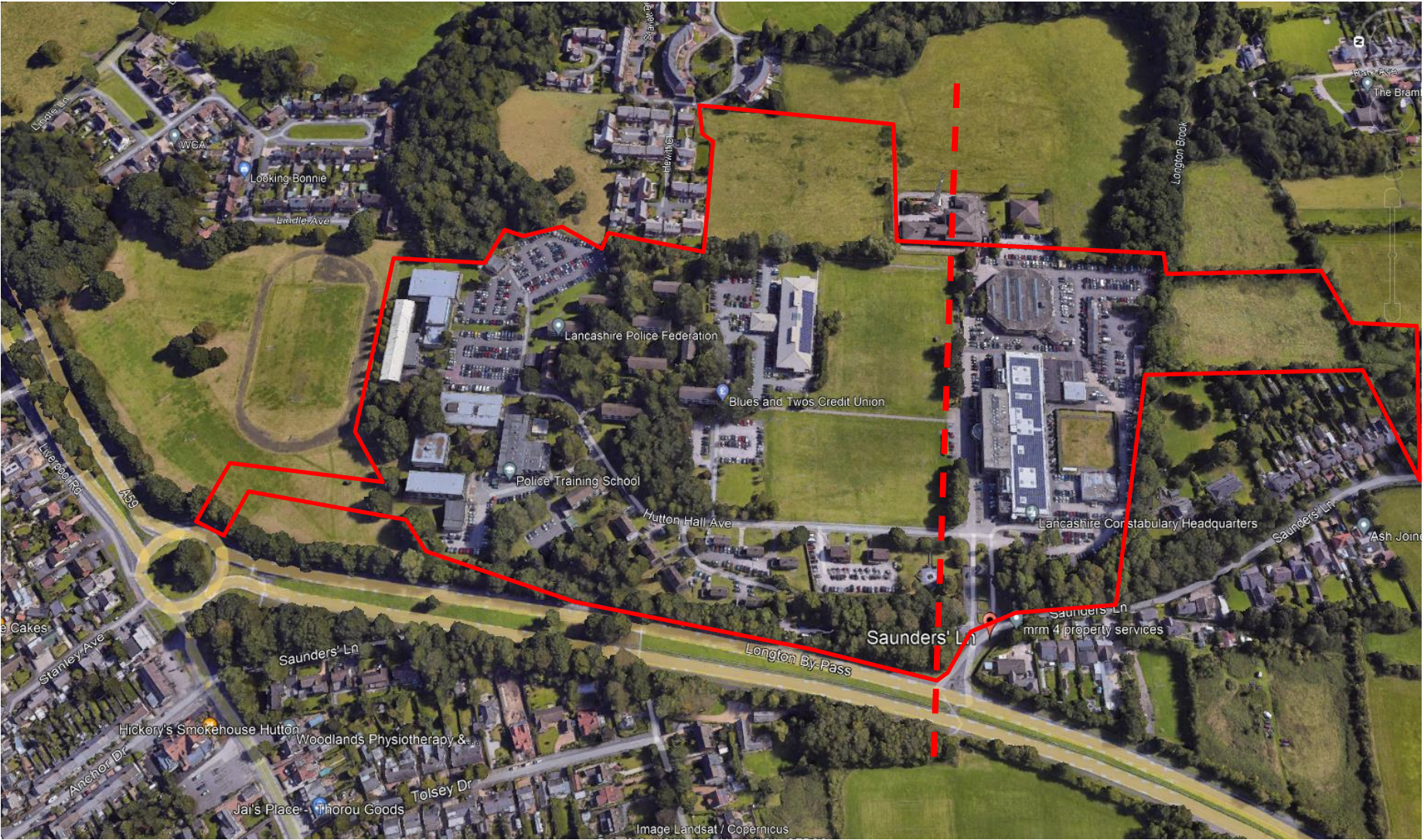


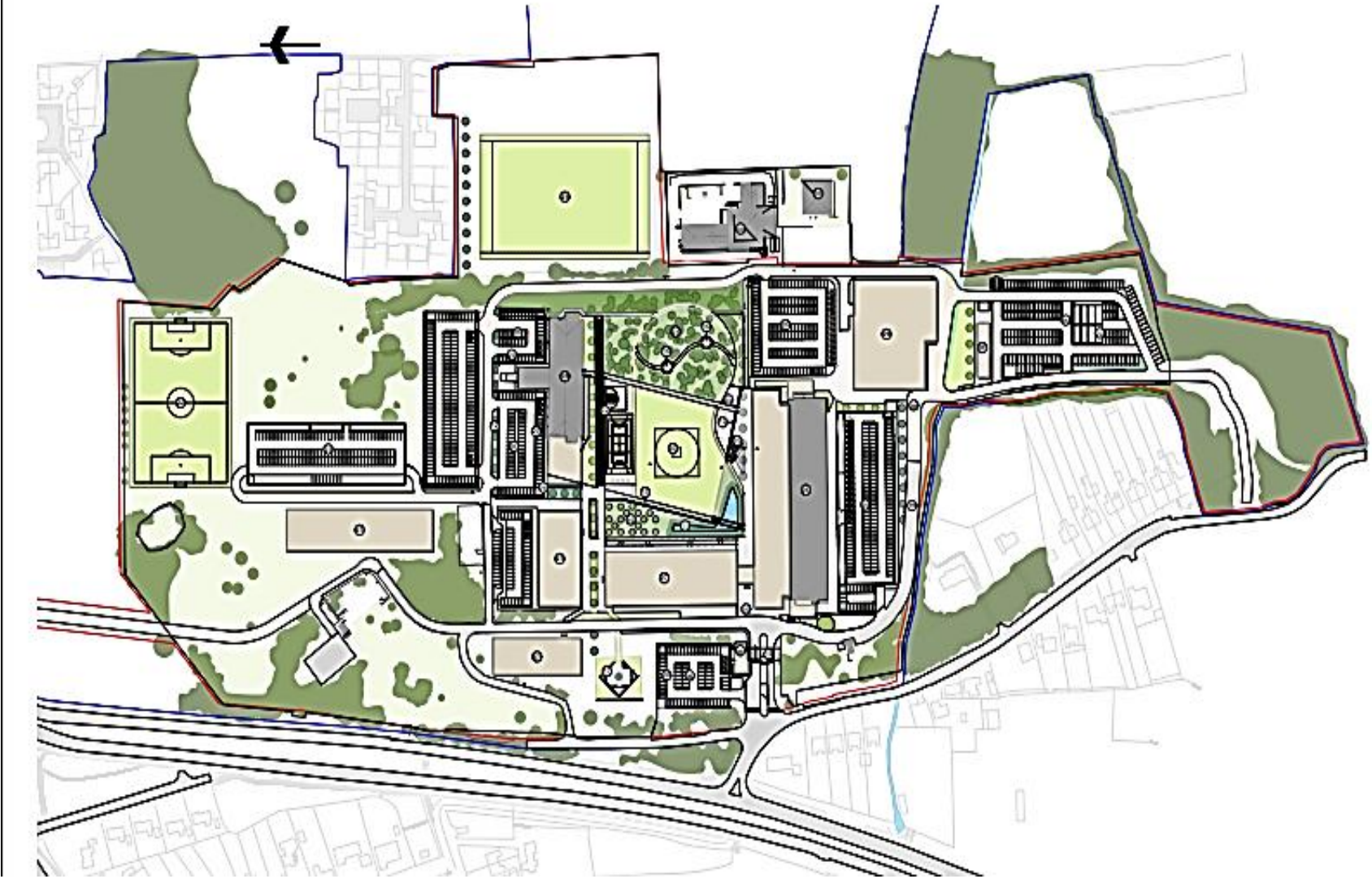
Proposed Site Lane – Proposed Decked Car Park



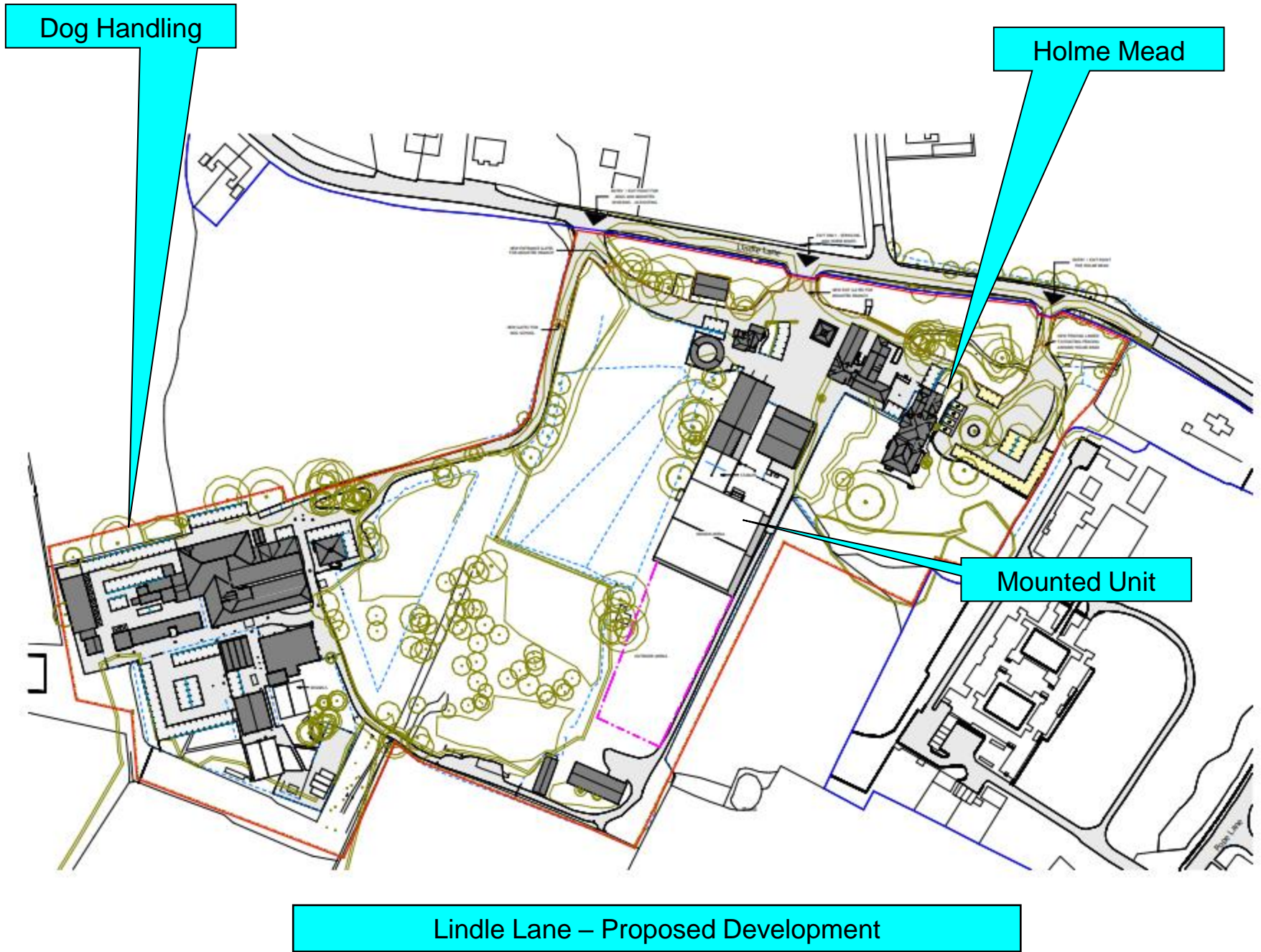
Saunders Lane HQ, VMU and Decked Car Park site viewed from south



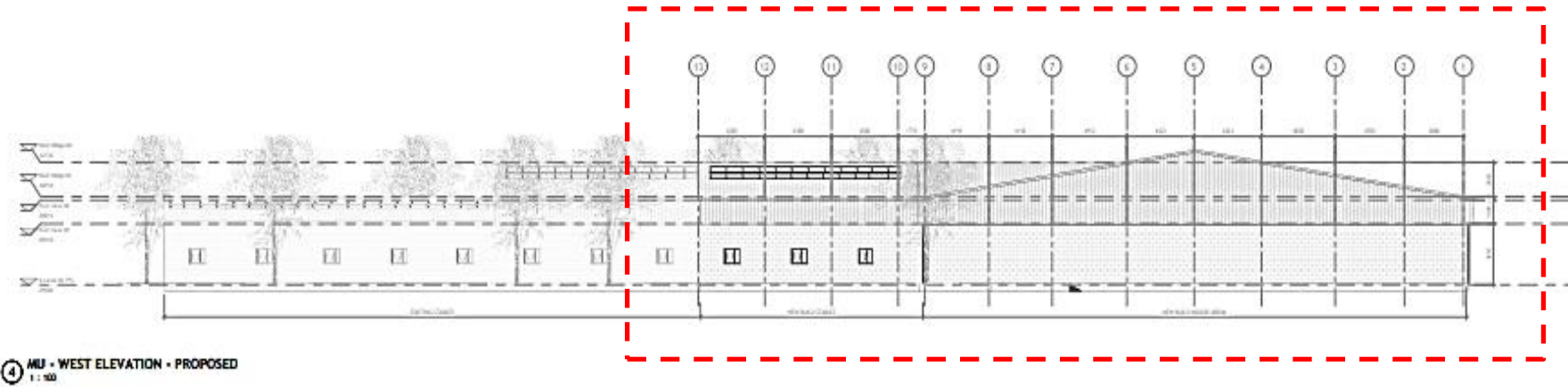
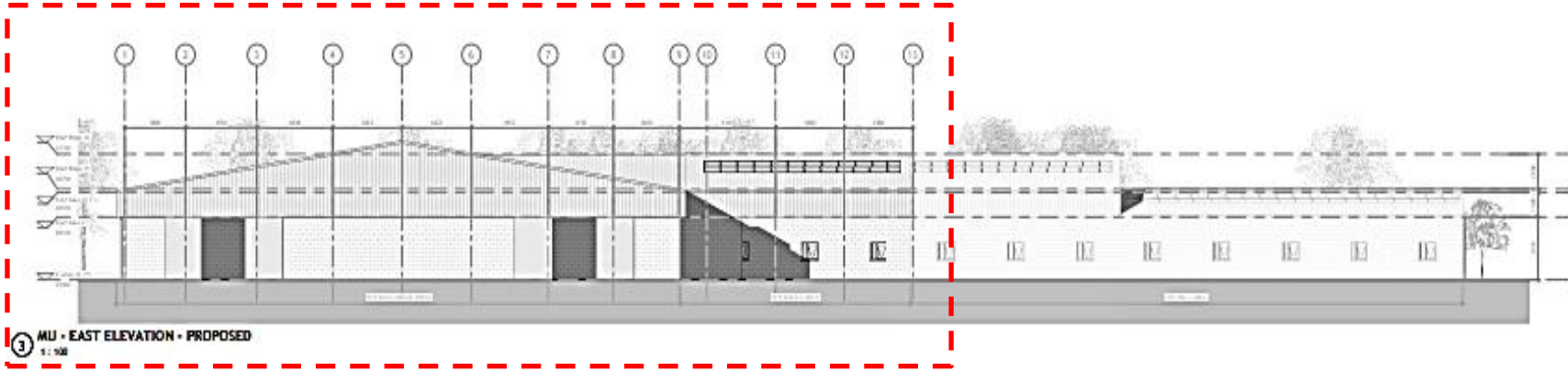




Saunders Lane - Proposed Landscaping (End Phase 8)



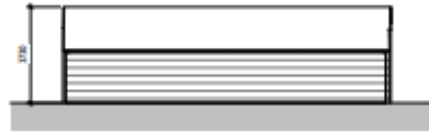
Lindle Lane – Proposed Development



Proposed Stable/Arena Extension



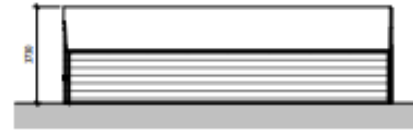
KENNELS - ELEVATION 1



KENNELS - ELEVATION 2



KENNELS - ELEVATION 3

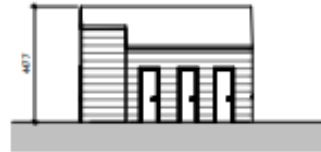


KENNELS - ELEVATION 4

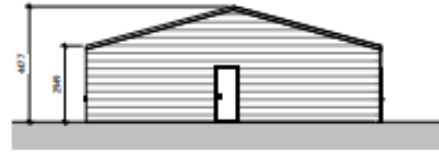
Kennels



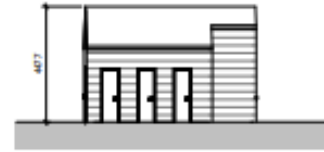
ISOLATION KENNEL - ELEVATION 1



ISOLATION KENNEL - ELEVATION 2



ISOLATION KENNEL - ELEVATION 3



ISOLATION KENNEL - ELEVATION 4

Isolation Kennels



LONG RUN KENNELS - ELEVATION 1



LONG RUN KENNELS - ELEVATION 2



LONG RUN KENNELS - ELEVATION 3



LONG RUN KENNELS - ELEVATION 4

Long Run Kennels

Proposed Kennel Alterations



Lindle Lane - Existing

Application Number: 07/2023/00764/REM



**Address: Land West Of Lancashire Business Park, Centurion Way
Farington**

Applicant: Caddick Development Ltd

Agent: Mark Saunders, NJL Consulting

Development: Reserved Matters of Appearance, Landscaping, Layout and Scale following outline approval 07/2020/00781/OUT for 3no. buildings (Use Classes E(g)/ B2/B8) with associated works together with updated landscaping scheme and ecological enhancements for the Phase 1 development

Application Number: 07/2023/00765/FUL

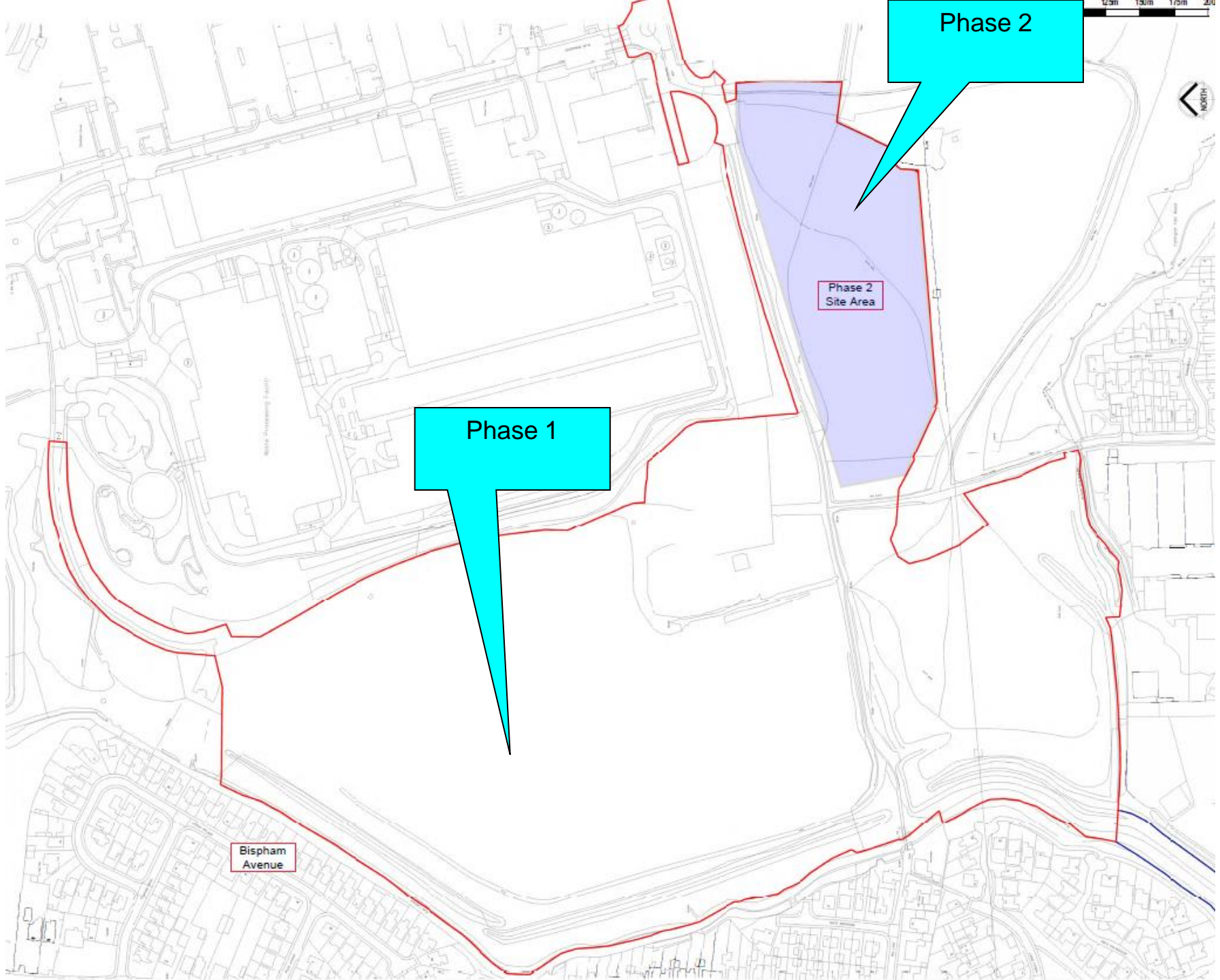


**Address: Land West Of Lancashire Business Park
Centurion Way, Farington**

Applicant: Caddick Developments Ltd

Agent: Victoria Coleman, NJL Consulting

**Development: Erection of a Class E(g)/B2/B8 Use building with
ancillary office space, associated parking, landscaping and
infrastructure**

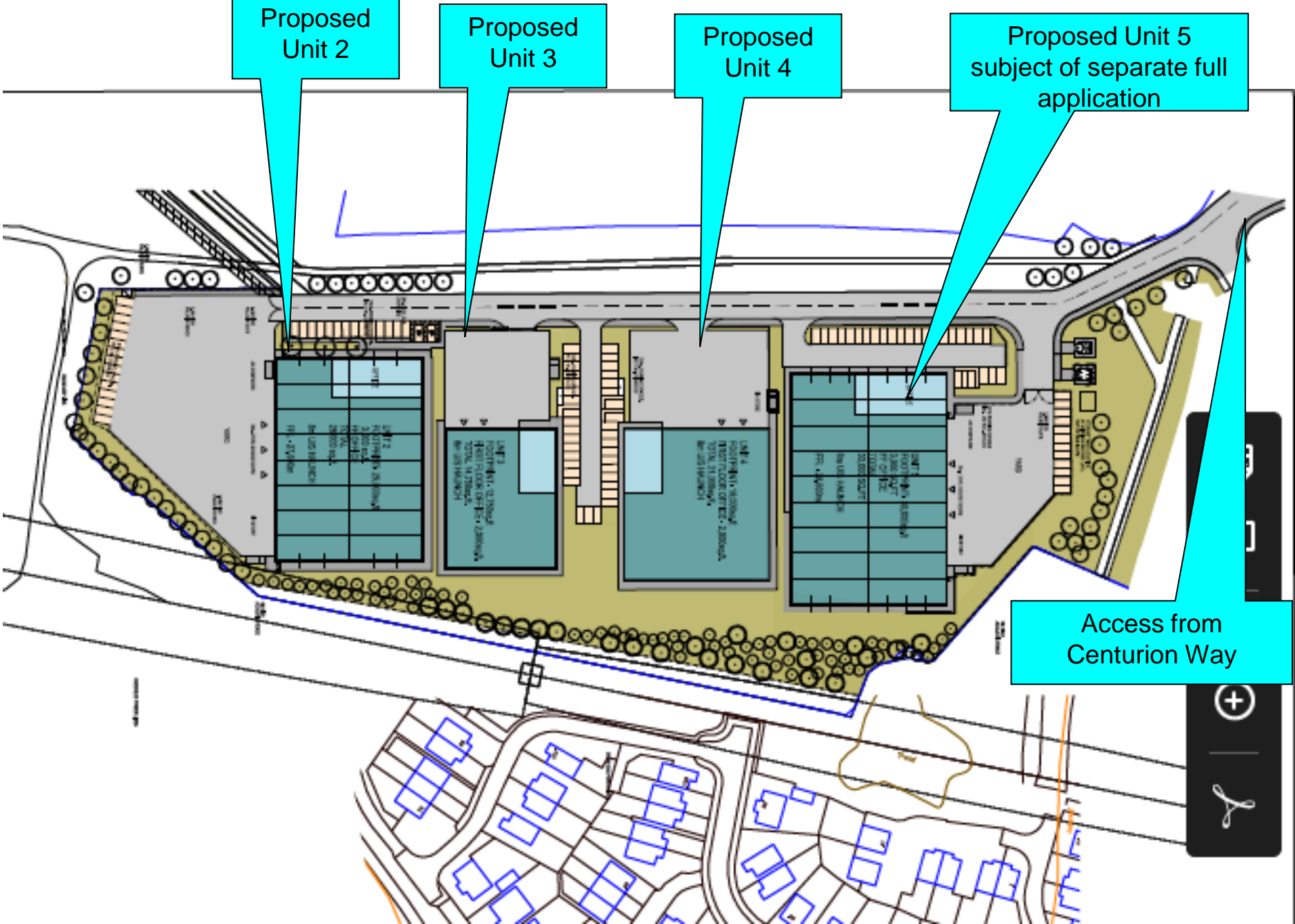


Phase 2

Phase 1

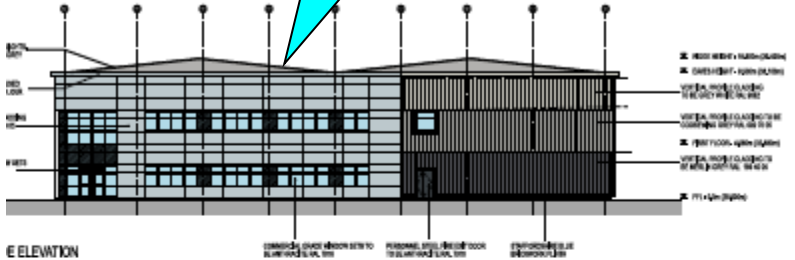
Bispham Avenue

Phase 2 Site Area

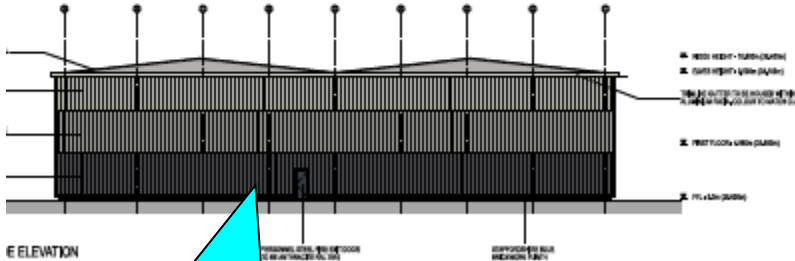
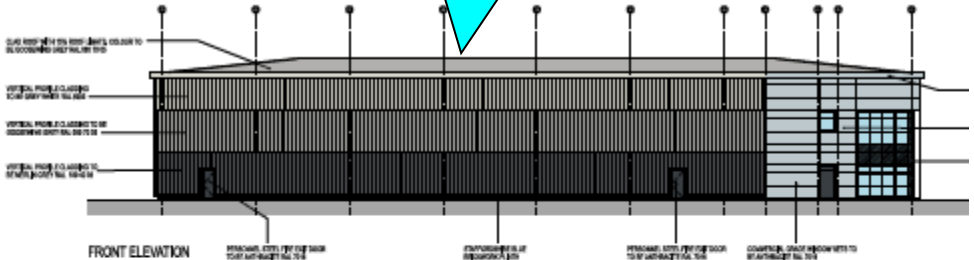


Proposed Site Layout Plan

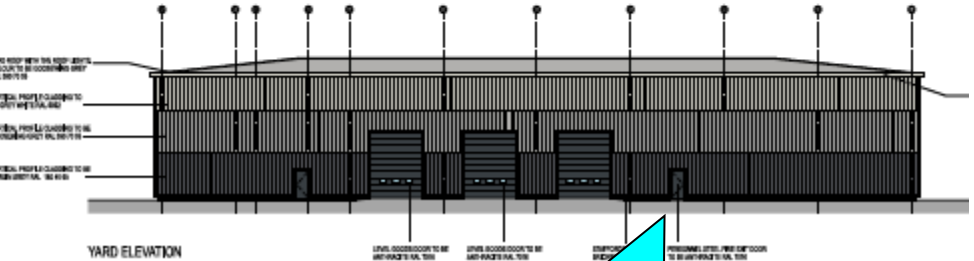
Front Elevation facing access road



East Side Elevation facing service yard of Unit 3



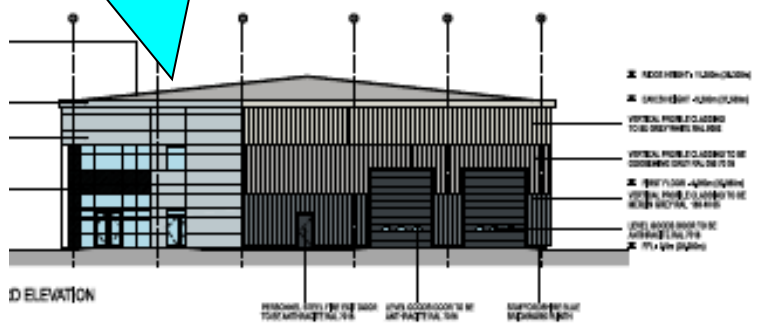
Rear Elevation facing towards Grasmere Avenue



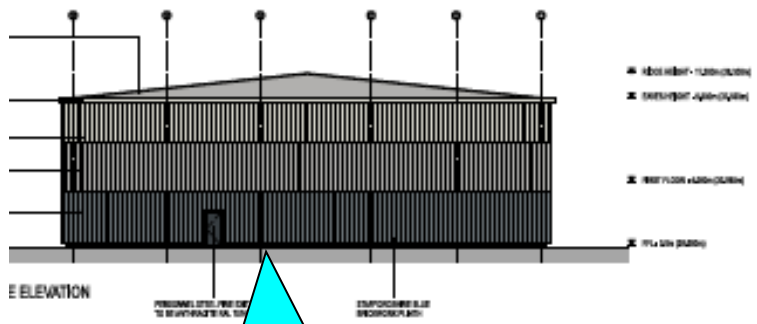
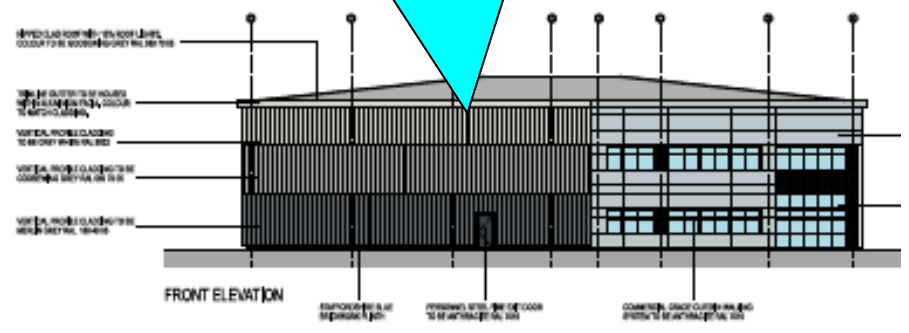
West Side Elevation facing service yard

Proposed Unit 2

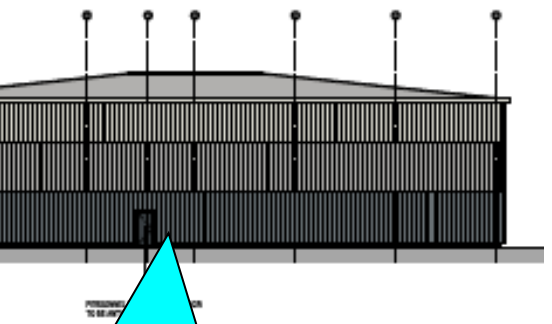
Front Elevation facing access road and service yard



East Side Elevation facing Unit 4



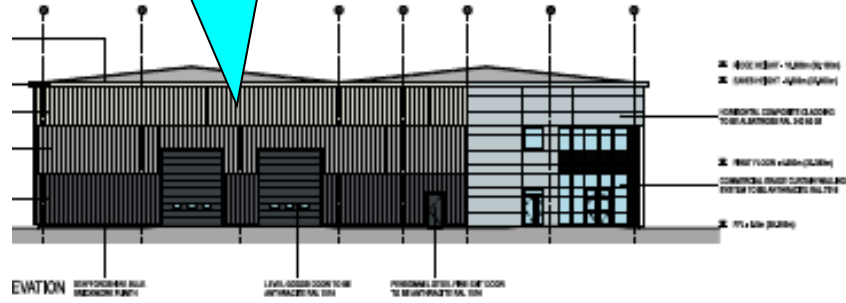
Rear Elevation facing towards Grasmere Avenue



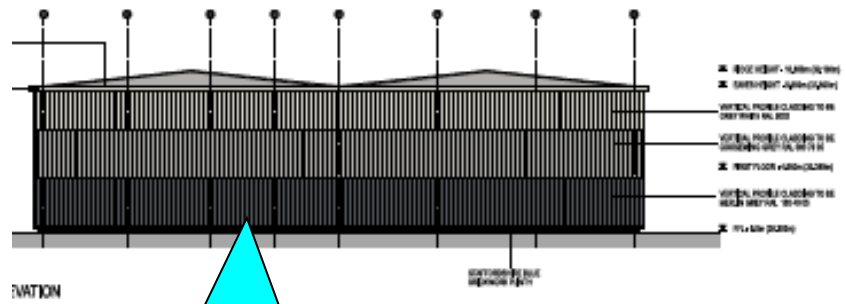
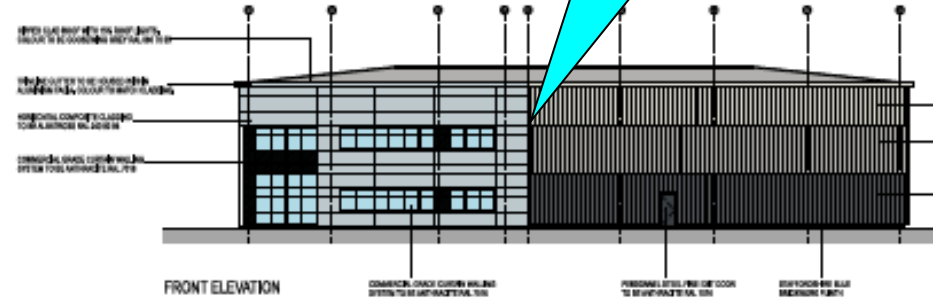
West Side Elevation facing Unit 2

Proposed Unit 3

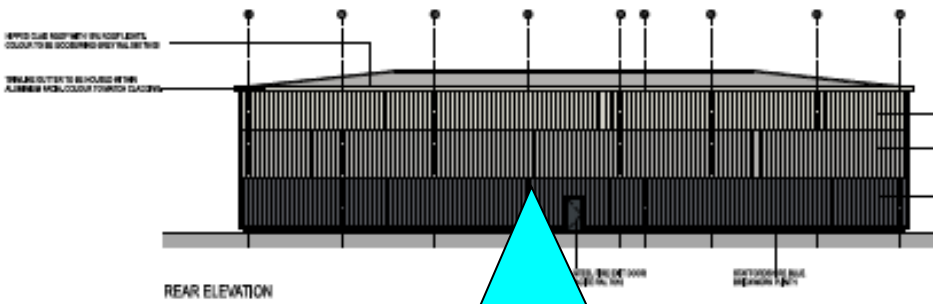
Front Elevation Facing Access Road and Service Yard



East Side Elevation facing Unit 3

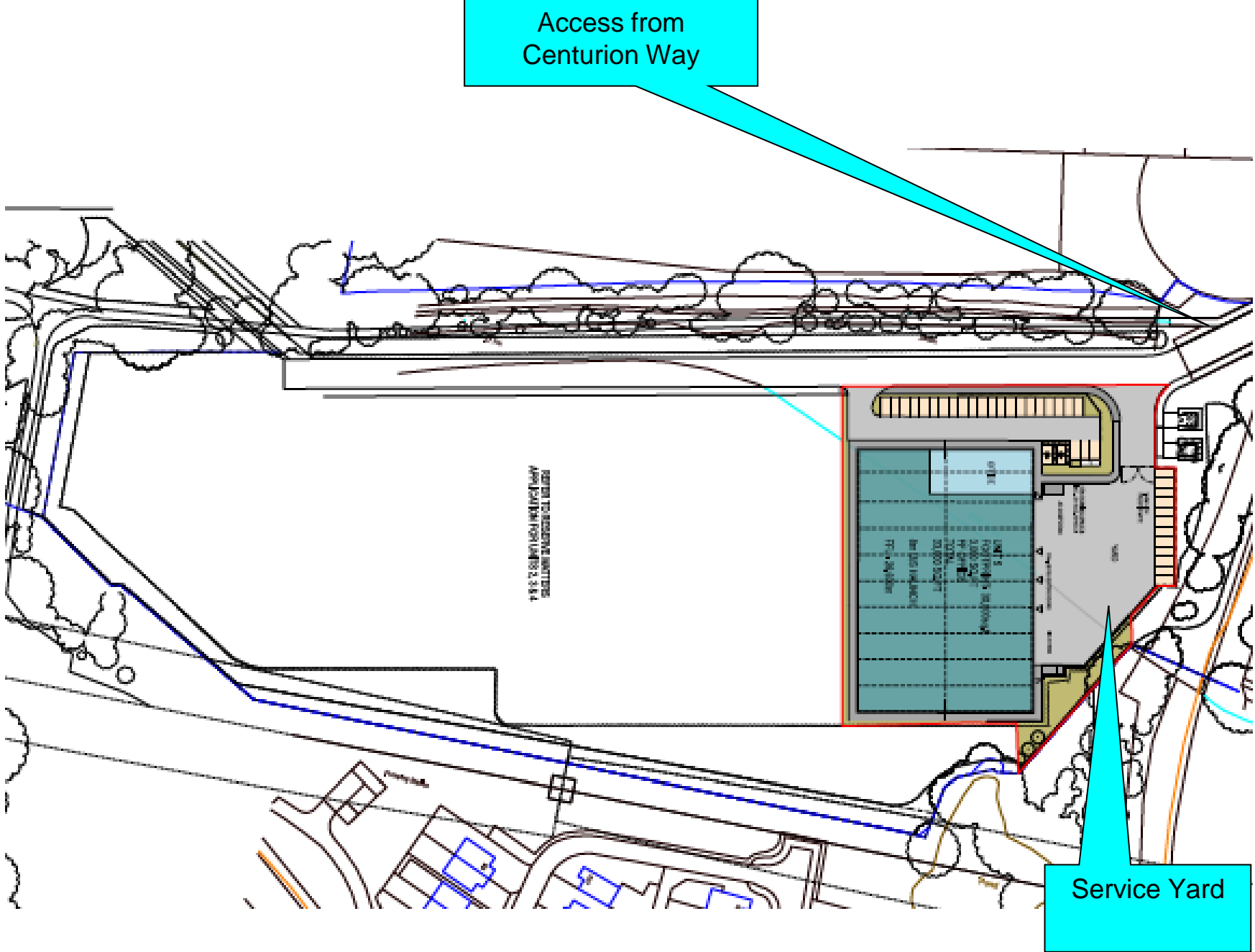


East Side Elevation facing Unit 5



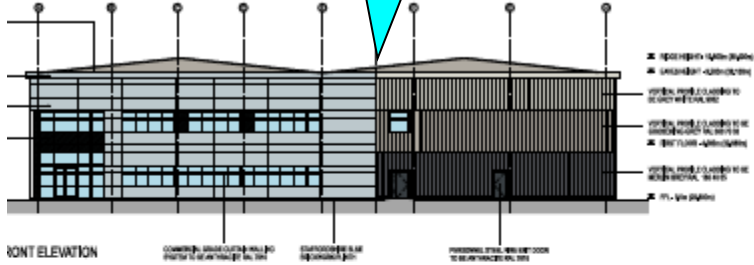
Rear Elevation facing towards Grasmere Avenue

Proposed Unit 4

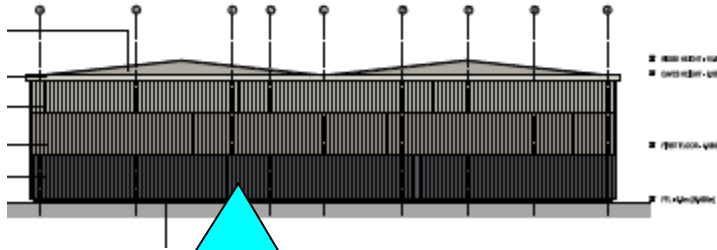
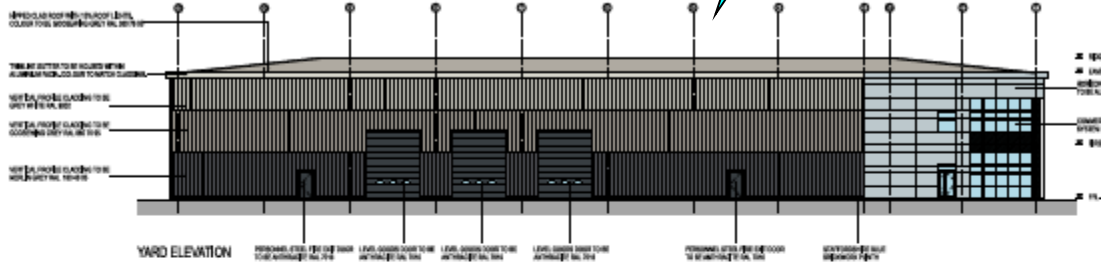


Proposed Site Layout Plan Unit 5

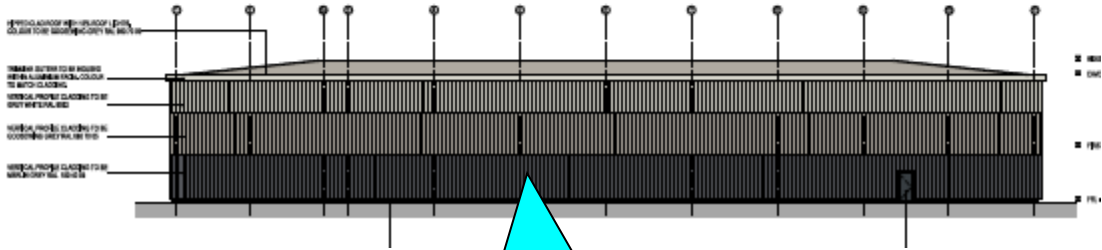
Front elevation facing access road



East Side Elevation Facing Service Yard

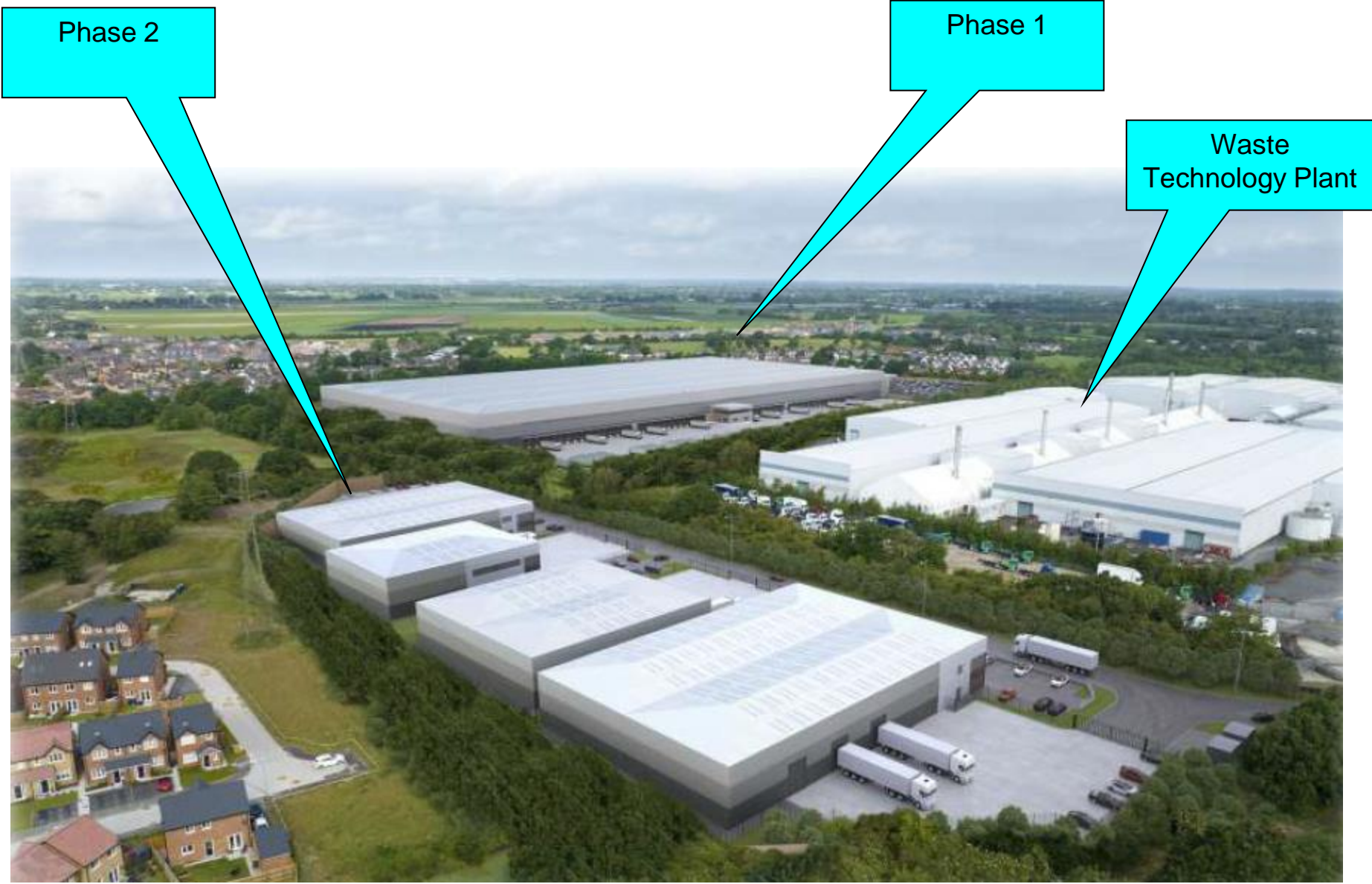


Rear Elevation facing Grasmere Avenue



West Side Elevation facing Unit 4

Proposed Unit 4



Artists Impression of Development



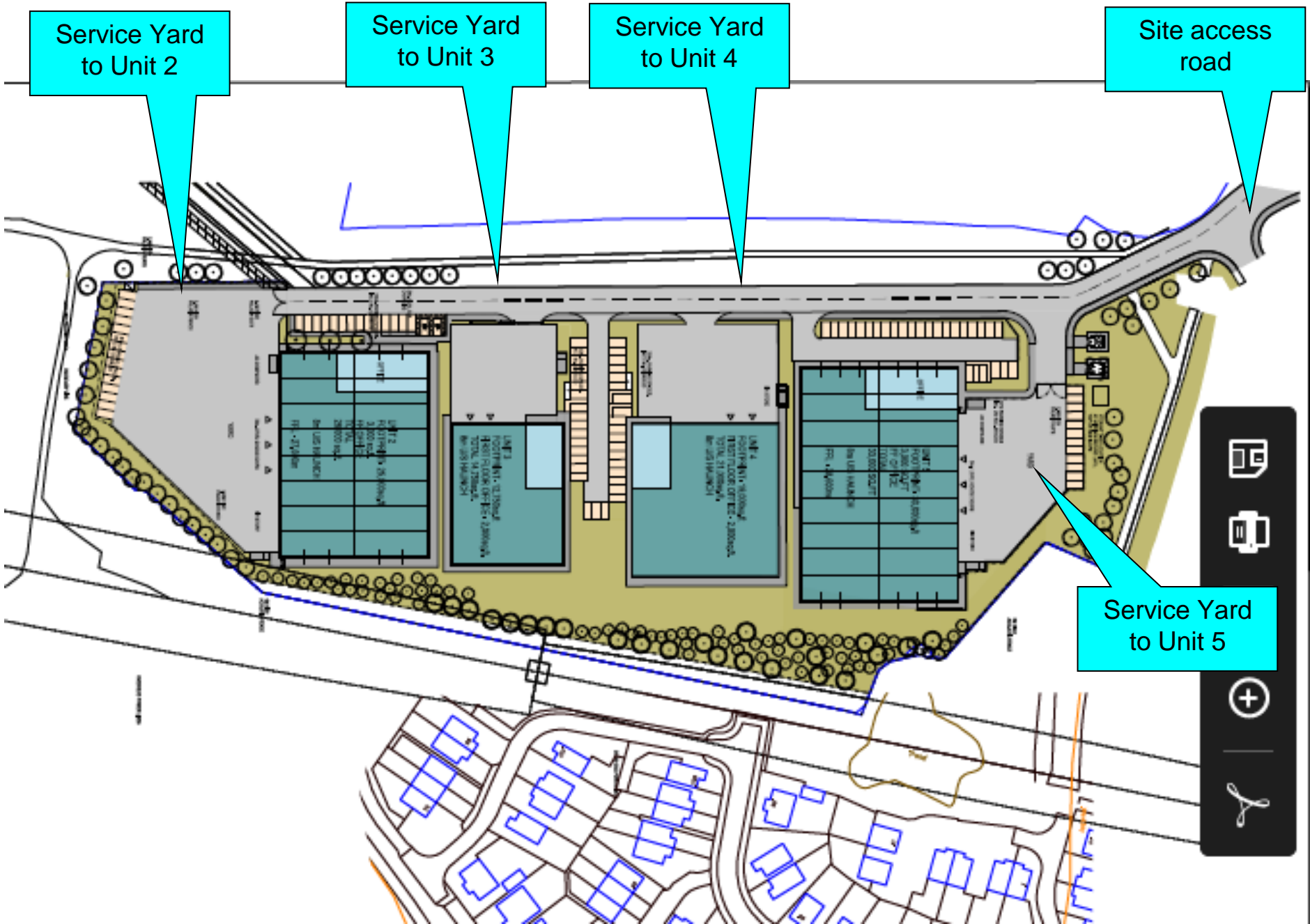
Lancashire Business Park Entrance

Site Access Road



Roundabout Junction

View looking towards Site Access Road



Service Yard to Unit 2

Service Yard to Unit 3

Service Yard to Unit 4

Site access road

Service Yard to Unit 5

Site Layout and access road



Route of footpath/cycleway through the site

New Properties on the Grasmere Avenue Development

Phase 1 Building



View of Proposed Units



Extent of residential development

Site in relation to residential development off Grasmere Avenue

Facing
Elevation

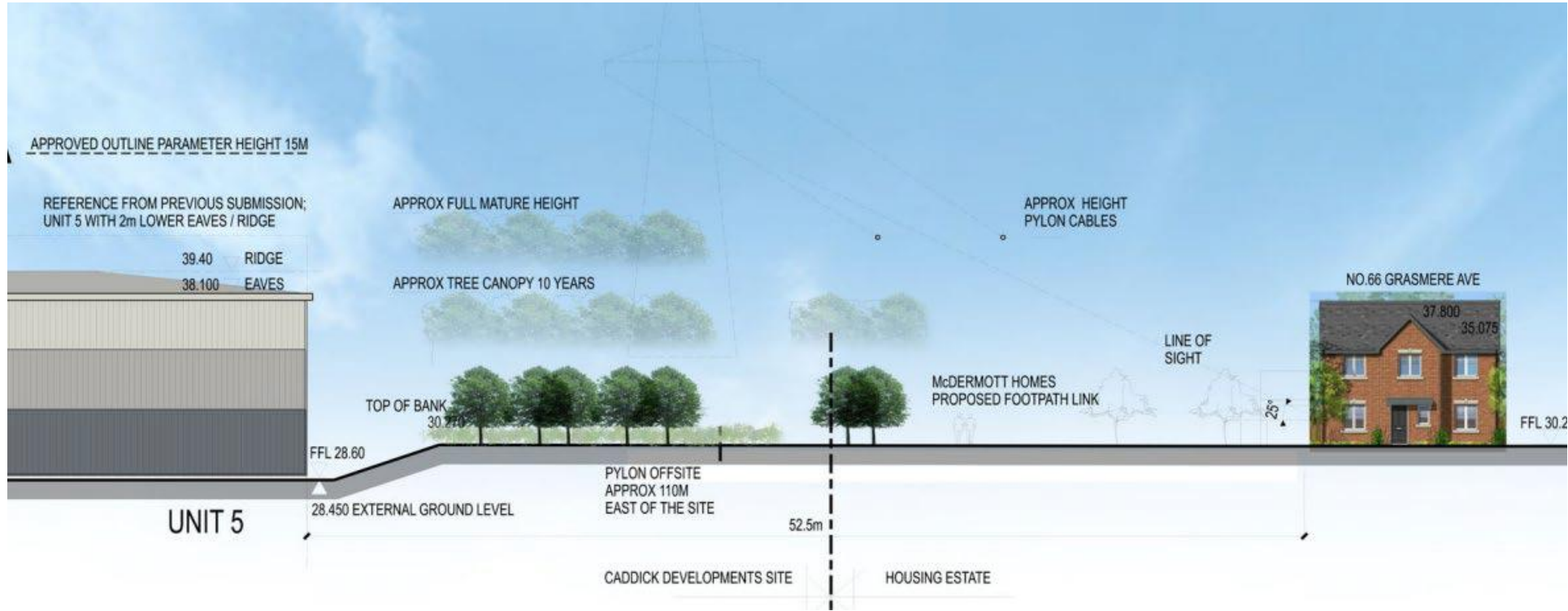


Facing
Elevation

Plots on adjacent residential site



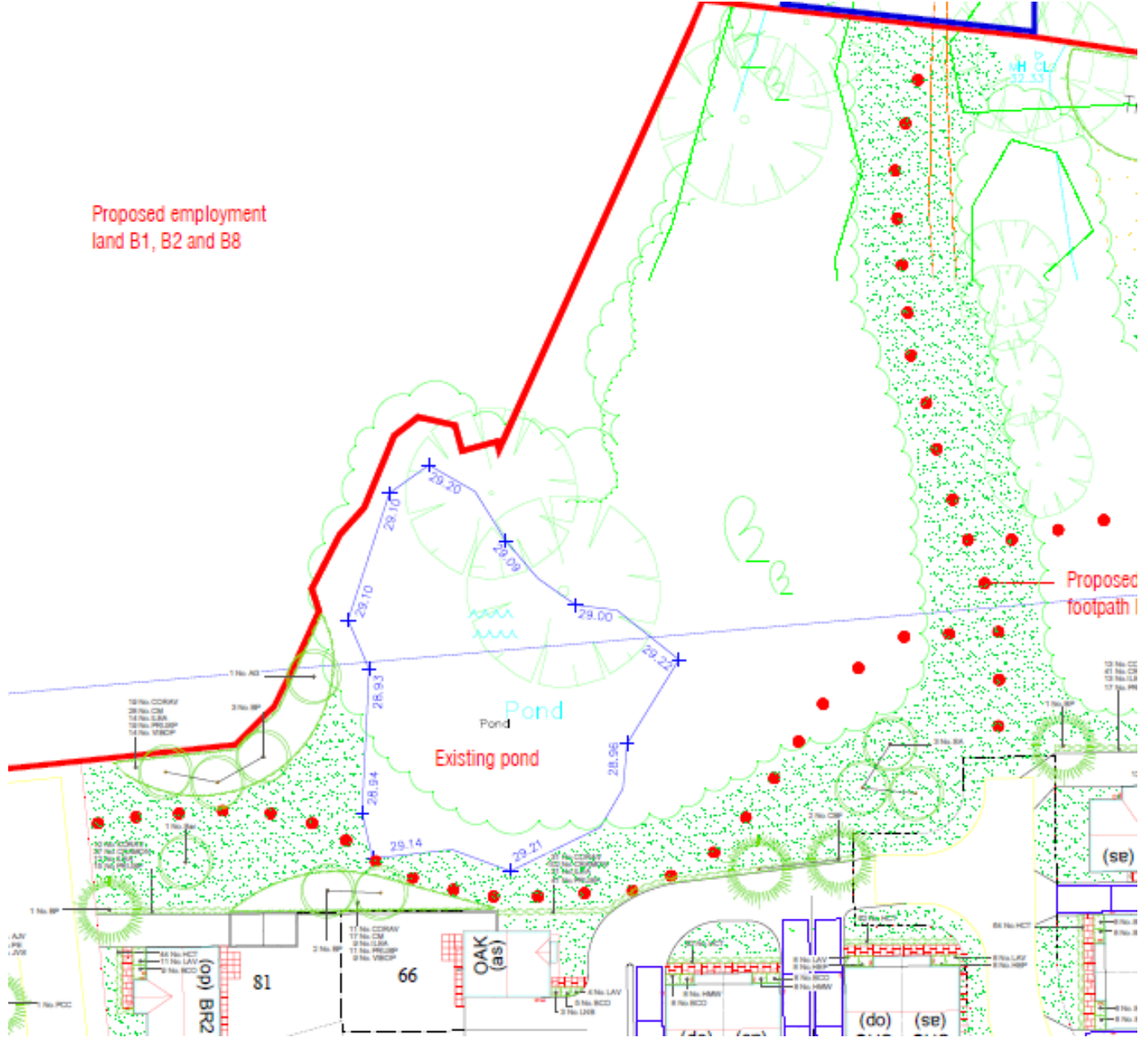
Property facing site



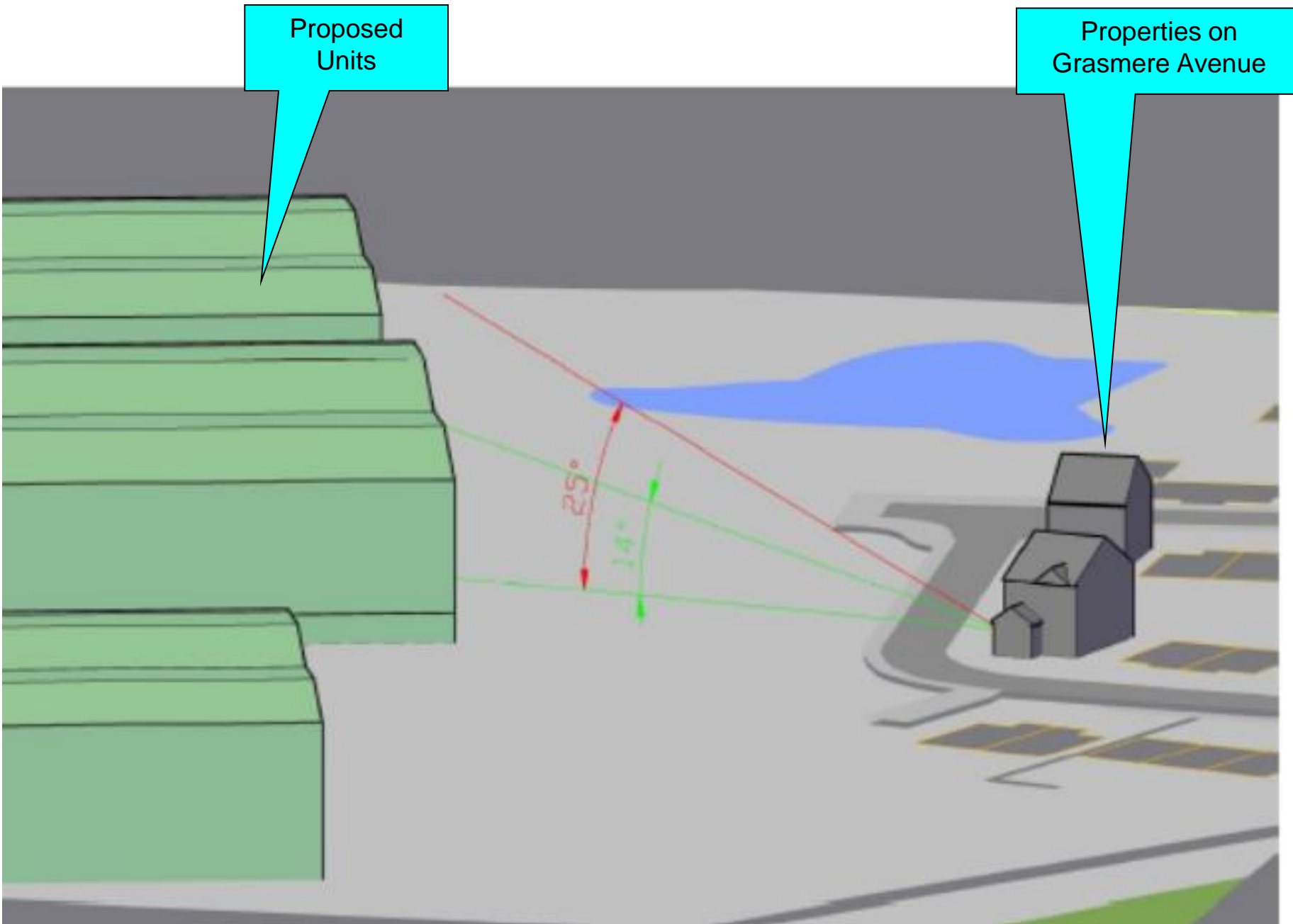
Cross Section



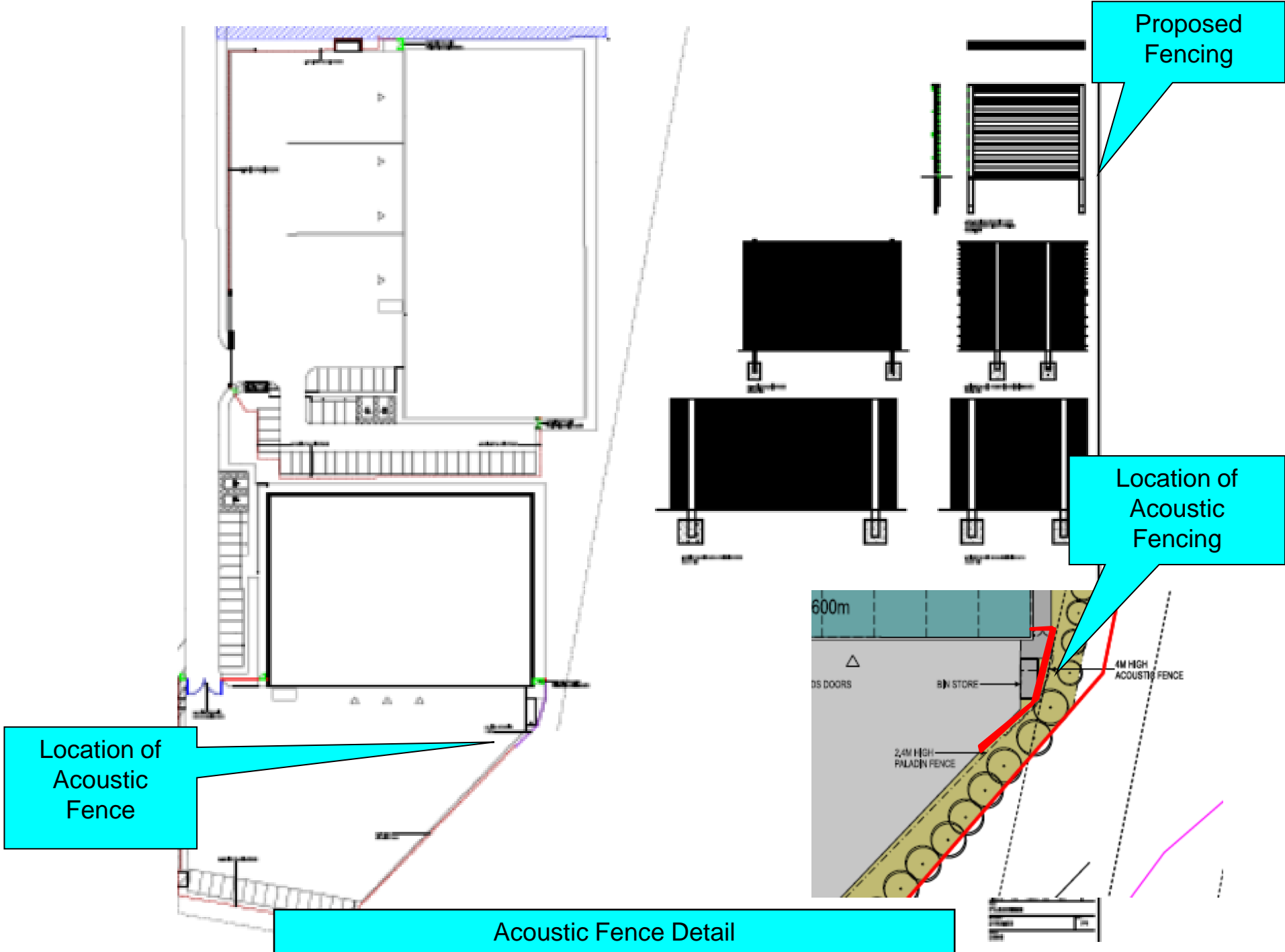


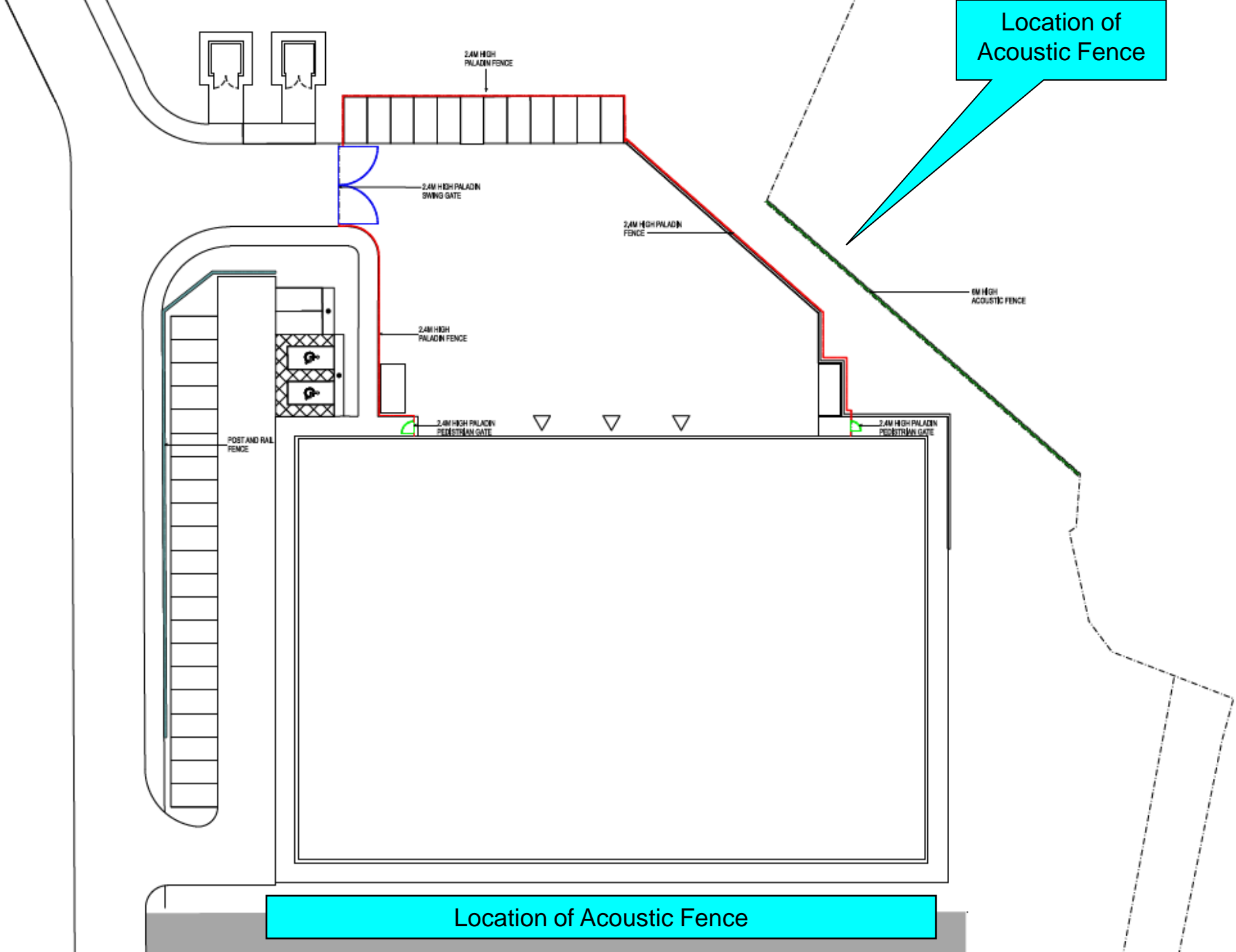


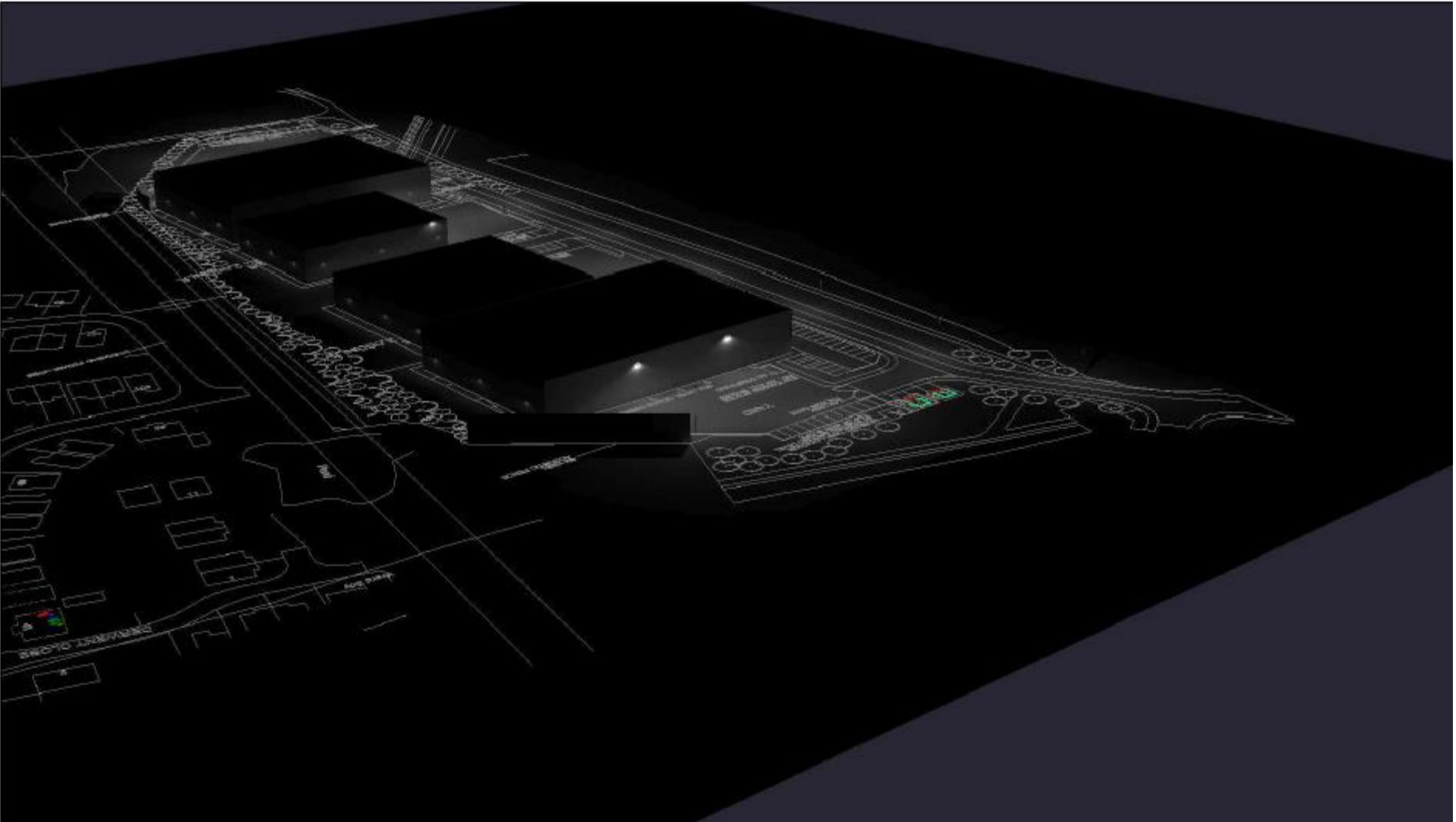
Landscaping within Residential Development



Daylight/Sunlight Assessment







Proposed Lighting



Proposed Lighting

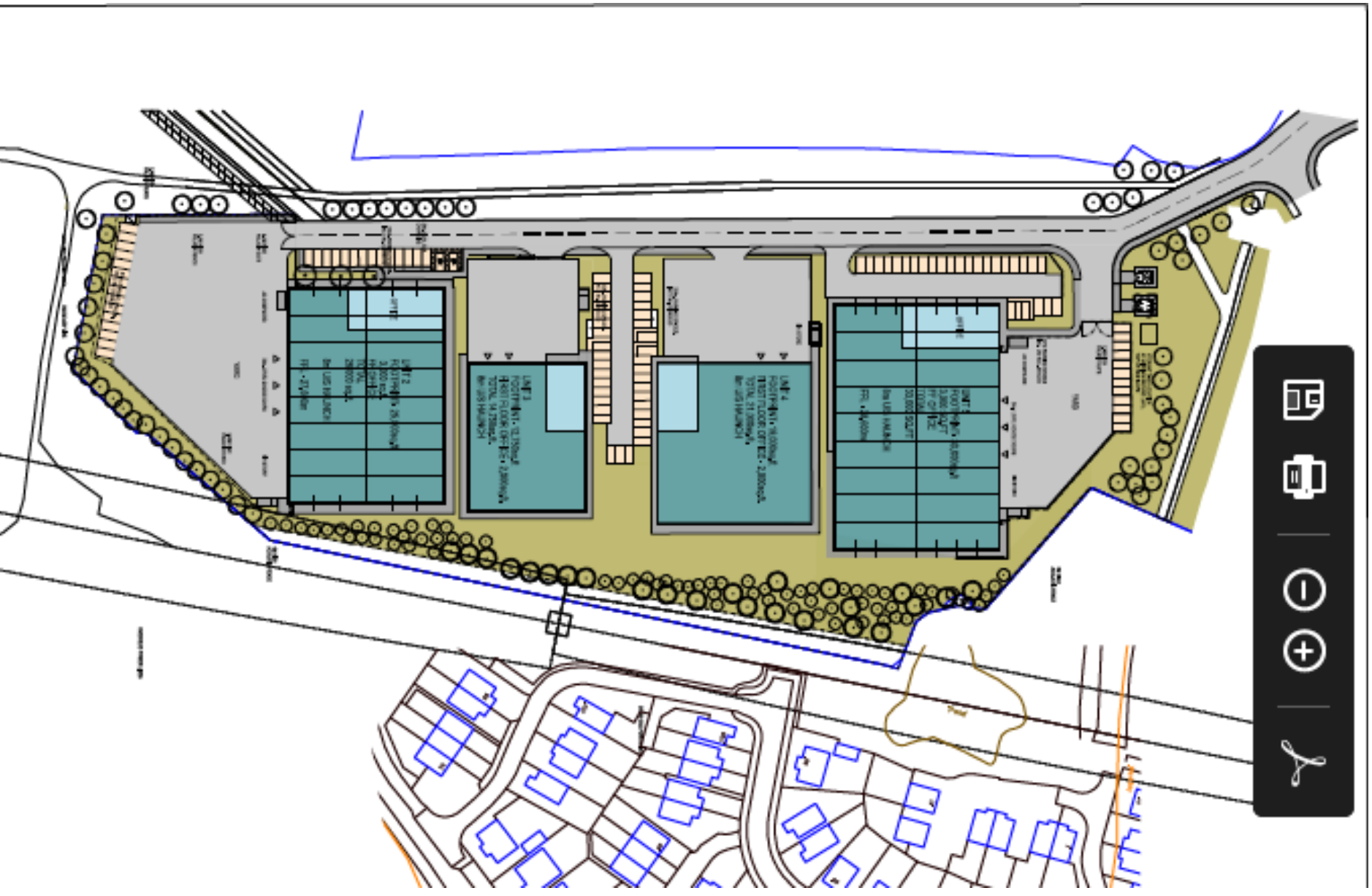


Enhanced Planting to Boundary

P20	21/09/22	Layout updated. Issue for planning	K
P19	08/08/22	Trees removed at southern boundary. Parking added	K
P18	27/07/22	Outline of slope added. Trees aligned to avoid slope	K
P17	26/07/22	Trees removed at southern boundary as per request	K
P16	20/07/22	Layout updated. Planning issue	K
P15	22/06/22	Layout updated. Planning issue	K
P14	31/03/22	Layout updated. Planning issue	K
P13	22/03/22	PLANNING ISSUE	K
P12	22/03/22	PLANNING ISSUE	K
P11	22/03/22	PLANNING ISSUE	K
P10	21/03/22	Layout amended following client request	K
P09	03/03/22	PLANTING AMENDED TO NORTH-WEST CORNER	K
P08	18/02/22	PLANTING ADDED TO	K

Updated Landscaping Scheme

Agenda Item 13



Application Number: 07/2023/00880/FUL



Address: 47 Hough Lane, Leyland

Applicant: BoyleSports (UK) Limited

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Agent: Mr Steve Rowe, Lichfields

Development: Change of use from former bank (Use Class E) to Betting Office (Sui Generis) together with new shop front and installation of 2no. satellites

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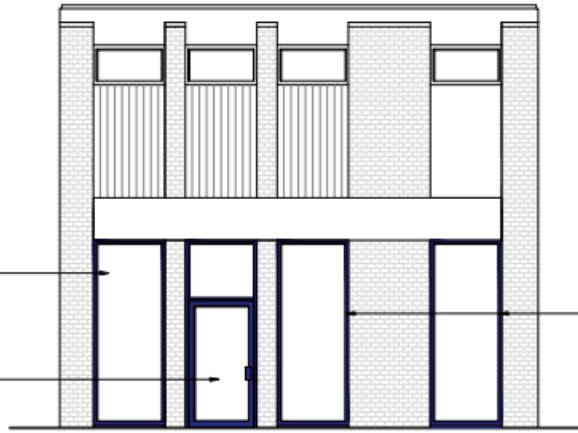


Application Site



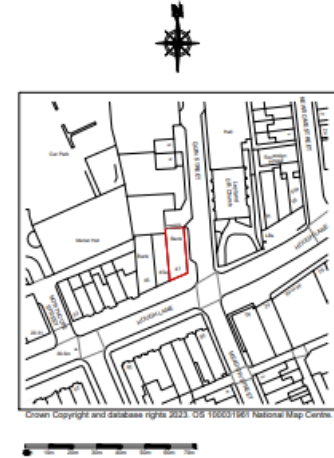
NEW SHOPFRONT WINDOW FRAME
 Carefully remove redundant aluminium framed shopfront window and frame complete. Make good aperture ready to receive new aluminium shopfront frames. All to be powder colour coated 'blue' to match RAL5002. Glass to comply with BS6202 and G and F recommendations and shall be minimum 10.5mm thick plate laminated glass. Allow for building in and sealing frame with black silicone seal and make good to all affected areas.

NEW ENTRANCE DOOR, FANLIGHT AND FRAME
 Remove redundant window frame complete and make good aperture ready to receive new entrance door. Powder coated aluminium entrance door and frame to be polyester powder finished to BS 6496 1884 and to match 'blue' RAL 5002. Standard bottom rail - 125mm x 44mm, Standard top rail - 57mm x 44mm and Pivot and lock stile 54 x 44mm. Glazing beads to be square section. Neoprene gaskets to be sized according to thickness of glass appropriate for panel sizes in accordance with BS 6206 1981. *Code of Practice for Glazing in Buildings*. Glass to be 9.7mm thick clear laminated glass to opening and fan light. All glazing to have British Standard's Kite Mark stamped upon the glass.



Hough Lane
Proposed Front Elevation 1:50

NEW SHOPFRONT WINDOW FRAMES
 Carefully remove redundant aluminium framed shopfront window and door frames complete. Make good apertures ready to receive new aluminium shopfront frames. All to be powder colour coated 'blue' to match RAL5002. Glass to comply with BS6202 and G and F recommendations and shall be minimum 10.5mm thick plate laminated glass. Allow for building in and sealing frame with black silicone seal and make good to all affected areas.



Location Plan 1:1250

Existing window frames to be retained and overhauled. Employ specialist contractor to undertake re-spray of all frames and louvre blue (RAL 5002). Frame to be sealed with black silicone seal as necessary.

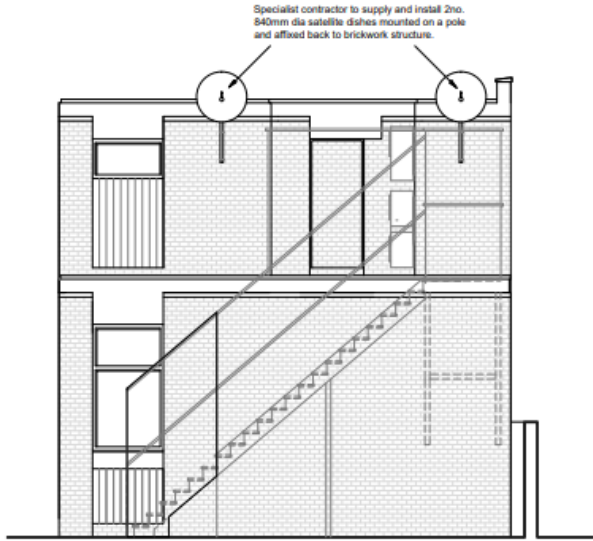


Quin Street
Proposed Side Elevation 1:50

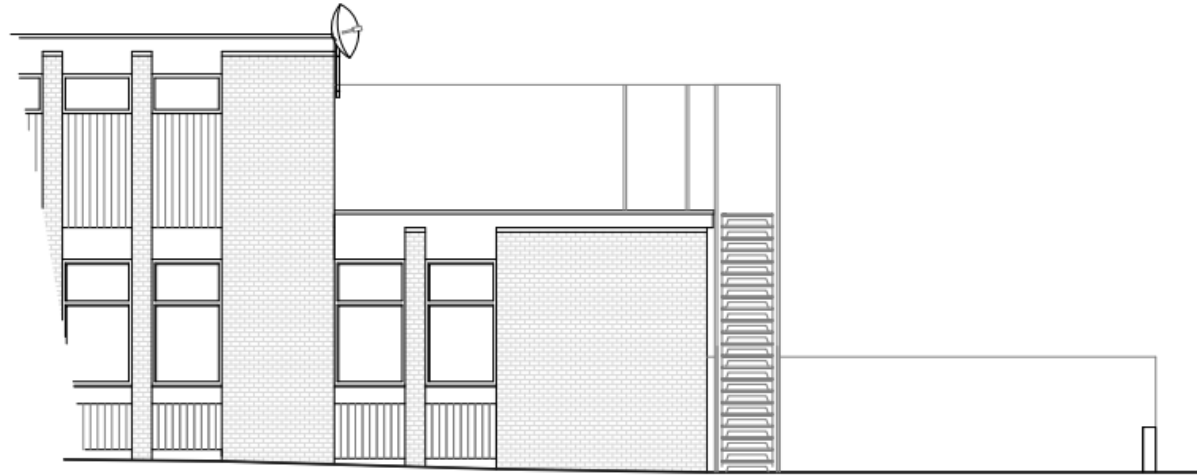
Existing window frames to be retained and overhauled. Employ specialist contractor to undertake re-spray of all frames and louvre blue (RAL 5002). Frame to be sealed with black silicone seal as necessary.

Where ATM has been removed allow for reinstating marble mid rail and vertical boarded stailixer to match of the surrounding.

Proposed Elevations



Proposed Rear Elevation 1:50



Proposed Part Side Elevation 1:50

Proposed Elevations

Application Number: 07/2023/00722/VAR



Address: 16 Liverpool Road, Penwortham

Applicant: Mr Antony Ian Anderson

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Development: Variation of Conditions 9 and 11 of planning approval 07/2019/6994/COU as varied by 07/2022/00148/VAR to allow for the external seating area to be used until 22:00hrs (Amended description)

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Application Number: 07/2023/00952/VAR



Address: 16 Liverpool Road, Penwortham

Applicant: Mr Antony Ian Anderson

Development: Variation of condition 3 of planning approval 07/2022/00778/FUL to extend the hours of use of the pergola until 22:00 hrs



Priory Lane

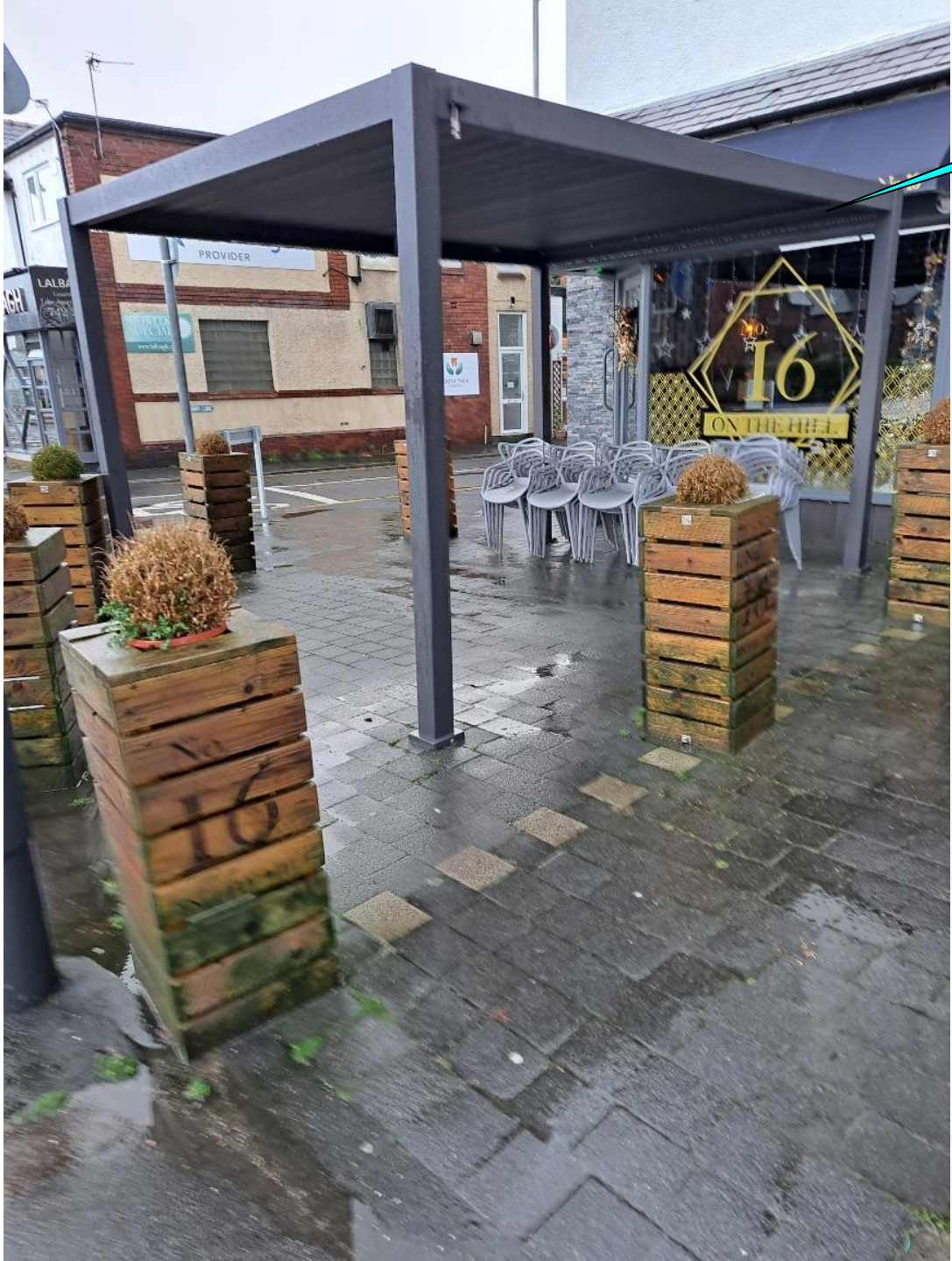
Liverpool Road

Red Edge Site Location Plan

Seating Area



Pergola



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1260 Craft and Crust

Fairhams

Gin Jar Ale



**Application Number: 07/2023/00992/COU
and 07/2023/00990/LBC**



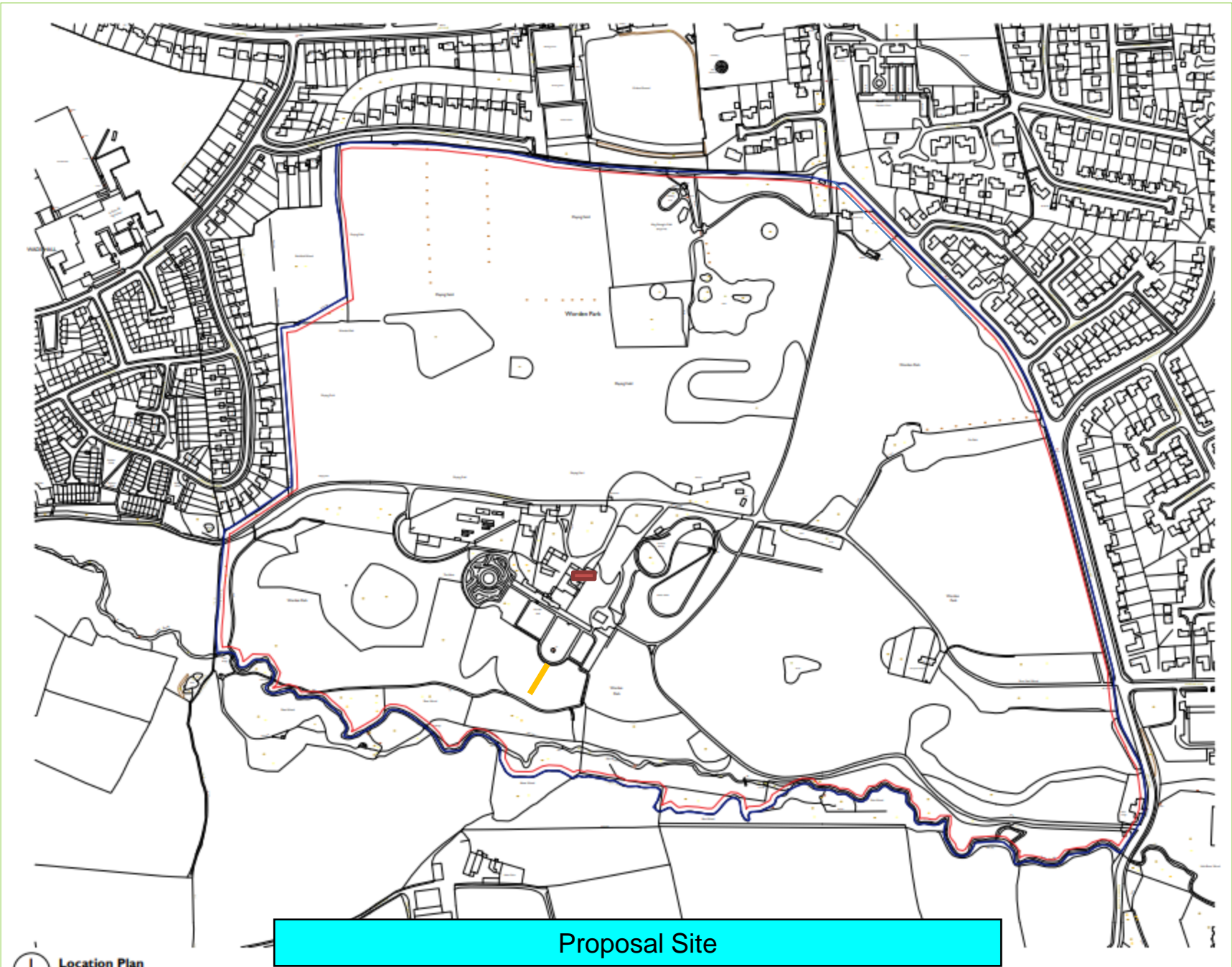
**Address: Ground Floor Unit G27-28, Worden Hall,
Leyland**

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Applicant: A Nickson

**Development: Change of use from bar (Sui Generis) to
retail (Class E(a))**

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