

PLANNING COMMITTEE

THURSDAY, 6TH DECEMBER, 2018, 6.00 PM

SHIELD ROOM, CIVIC CENTRE, WEST PADDOCK, LEYLAND PR25
1DH

SUPPLEMENTARY AGENDA

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|---|--------------------------|
| <p>6 07/2017/3843/FUL - Land at Olive Farm, Hoghton</p> <p>Report of the Director of Planning and Property attached.</p> | <p>(Pages 138 - 139)</p> |
| <p>7 07/2018/6511/FUL - Conservative Club, Chorley Road, Walton-Le-Dale</p> <p>Report of the Director of Planning and Property attached.</p> | <p>(Pages 140 - 141)</p> |

Heather McManus
CHIEF EXECUTIVE

Electronic agendas sent to Members of the Planning Committee Councillors Jon Hesketh (Chair), Rebecca Noblet (Vice-Chair), Renee Blow, Malcolm Donoghue, Bill Evans, Derek Forrest, Mick Higgins, Ken Jones, Jim Marsh, Jacqui Mort, Peter Mullineaux, Mike Nelson, Caleb Tomlinson, Graham Walton and Barrie Yates

The minutes of this meeting will be available on the internet at www.southribble.gov.uk

Forthcoming Meetings

6.00 pm Wednesday, 9 January 2019 - Shield Room, Civic Centre, West Paddock, Leyland PR25 1DH

Procedure of Debate at Planning Committee

Whenever a planning application is dealt with by Planning Committee the Council is keen to allow the local community to participate in the process. The procedure that will ordinarily be followed is that:-

- Up to five members of the public who wish to speak against an application will be allowed to speak. Each will have up to four minutes in which to state their case.
- Up to five members of the public who wish to speak in favour of an application will then be allowed to speak. Again each will have up to four minutes in which to state their case.

- Borough councillors (not on Planning Committee) will then have the opportunity to make representations about the application. Each will have up to four minutes to state their case – whether for or against.
- The applicant/agent will then be invited to speak in support of the application. Ordinarily he/she will have up to four minutes to speak.
- The application will then be discussed by Committee. At this point members of the public, the applicant and other councillors not on Committee will not be able to speak further.
- Planning Committee will then take a vote on the matter.
- No paperwork, plans or photographs will be allowed to be circulated by the applicant/agent or member of the public at the meeting.

The Chairman of Planning Committee has discretion to vary these rules when dealing with a particular application if he considers it appropriate. Whenever members of the public speak (whether in opposition to a proposal or in favour of it) they should avoid repeating the same points made by other speakers.

Filming/Recording Meetings

The Council will allow any member of the public to take photographs, film, audio-record and report on any Planning Committee meeting. If anyone is intending to record any such meeting (or part of such a meeting) then it would be very helpful if they could give prior notice of their intention to the Council's Democratic Services Team. Ideally 48 hours' notice should be given.

When exercising the rights to record a Planning Committee meeting a member of the public must not in any way be disruptive to that meeting. They must not provide an oral commentary on the meeting whilst it is continuing. If disruption is caused then the Chairman of the meeting may exclude that person from the rest of the meeting.

Members of the public will not be entitled to stay in the meeting if any confidential (exempt) items of business are being discussed.

Full details of planning applications, associated documents including related consultation replies can be found on the Public Access for planning system, searching for the application using the Simple Search box. <http://publicaccess.southribble.gov.uk/online-applications/>

Agenda Item 6

Planning Committee Update Sheet – 6th December 2018

Item 6

Planning Application 07/2017/3843/FUL – Land at Olive Farm, Hoghton

1) The Public Right of Way (PRoW) Officer has confirmed that proposed width of the footpath is acceptable along its length and she has no objections to the proposal.

2) An issue that the PRoW raised regarding a proposed low level post and chain link fence dissecting the footpath and causing obstruction has been addressed by the submission of amended plans replacing the fence with vehicle restraint kerbing along the northern side of the estate road opposite Plots 20-26. The purpose of this is to prevent vehicles from parking along the verge which is also the recorded line of the footpath.

As a result of the above amendments recommended conditions 2 and 8 are required to be updated to reflect the current plan revisions. Conditions 2 and 8 are therefore proposed to be updated to:

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans numbered 938 A 000 (Location Plan), 938 A 002 Rev. W (Proposed Site Plan), 938 A 006 (Clyde Detached Unit), 938 Sk 011 Rev. C (Site Sections), 938 Sk 012 Rev. D (PROW - Option 1), 938 A 009 (Bailey Special Detached Unit), 938 A 010 (Bailey with Calder Aspect Semi-Detached Unit), 938 A 011 (Bailey Special with Calder Aspect Semi-Detached Unit), 938 A 012 (Bailey Special Semi-Detached Unit), 938 A 013 (Bailey Semi-Detached Unit), 938 A 014 (Avon Semi-Detached Unit), 938 A 015 (303 Semi-Detached Unit), 938 A 017 (202L Semi-Detached Unit), 938 A 020 (Grainger Detached Unit), 938 A 021 (Goodridge Detached Unit), 938 A 032 Rev. E (Boundary Treatment Plan), ELL-W-558-GT-140 Rev. J (Concept External Works) and VN70749-100 (Proposed Site Access)

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G1 of the South Ribble Local Plan (2012-2026).

8. The proposed acoustic fence and bund detailed on plans ref. 938 A 002 Rev W (Proposed Site Plan), 938 A 032 Rev E (Boundary Treatment Plan), 938, 938 Sk 011 Rev. C (Site Sections) and 938 Sk 012 Rev. D (PROW - Option 1) shall be completed in full prior to the first occupation of any of the following Plots:

- o Plot 20*
- o Plot 21*
- o Plot 22*
- o Plot 23*
- o Plot 24*
- o Plot 25*
- o Plot 26*
- o Plot 27*
- o Plot 28*

The acoustic fence and bund shall then be retained and maintained thereafter.

REASON: To safeguard the living conditions of future residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy.

3) As of the 3rd December 14 further letters of objection have been received. A summary of the new points not previously raised follows:

Drainage / Flooding Issues

- The conclusions reached by the Local Lead Flood Authority are incorrect

Public Right of Way Issues

- Potential for the proposed grass verge on which the line of the PRow would run to become obstructed with parked vehicles

Other Issues

- Any affordable housing need in the area would be met by a residential development on Brindle Road which has recently commenced
- A precedent for similar development on other B2 allocated land

The **Ramblers** raised objection to superseded version of the plans which have since been amended to address similar issues raised by the LCC PRow Officer in regard to the usability of the footpath and the line that the footpath takes.

Agenda Item 7

Planning Committee Update Sheet – 6th December 2018

Item 7

Planning Application 07/2018/6511/FUL – Conservative Club, Chorley Road, Walton-le-Dale

Following the submission of the Officer report for the agenda of this meeting the applicant has advised that should the Members feel that the proposed area of raised decking is unacceptable, as per the Officer recommendation, he would be open to accept a number of potential resolutions rather than the application being refused. The potential resolutions, in order of preference by the applicant, are:

1. Additional restrictions to be imposed on the area of decking to control how it may be used in line with Premises License control;
2. For the Members to be minded to approve the application and for the decision to be delegated to the Chair and Vice-Chair on the submission of an amended plan reducing the proposed area of raised decking solely to a disabled access ramp with level top and the agreement of suitable conditions; and
3. For the application to be deferred to allow an amended plan to be provided reducing the proposed area of raised decking solely to a disabled access ramp with level top

Committee should note that in regards to the first suggestion, Environmental Health have clearly expressed in their consultation response to the planning application that they feel that any conditions imposed to try and control the use of the decking would likely be ineffective.

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