

MINUTES OF PLANNING COMMITTEE

MEETING DATE Wednesday, 20 June 2018

MEMBERS PRESENT: Councillors Jon Hesketh (Chair), Renee Blow, Bill Evans, Derek Forrest, Mick Higgins, Jim Marsh, Jacqui Mort, Peter Mullineaux, Mike Nelson, Caleb Tomlinson and Barrie Yates

OFFICERS: Dave Whelan (Legal Services Manager/Interim Monitoring Officer), Jonathan Noad (Director of Planning and Property), Chris Sowerby (Interim Assistant Planning Manager (Development Management)), Debbie Roberts (Planning Officer), Mike Davies (Planning Officer), Jessica Jarman (Enforcement Officer) and Dianne Scambler (Governance and Member Services Team Leader)

OTHER MEMBERS AND OFFICERS: Councillor Phil Smith and Councillor David Watts

PUBLIC: 9

14 Welcome and Introduction

The Chair, Councillor Jon Hesketh welcomed the members of the public to the meeting, introduced the Committee and explained the proceedings and role of its members.

15 Apologies for Absence

Apologies for absence were received from Councillors Rebecca Noblet (Vice Chair), Mal Donoghue, Ken Jones, and Michael Nathan.

16 Minutes of meeting Wednesday, 30 May 2018 of Planning Committee

RESOLVED: (Unanimously)

That subject to Councillor Peter Mullineaux being in attendance, the minutes of the meeting held on 30 May 2018 be approved as a correct record for signing by the Chair.

17 Declaration of Interest

The following declaration was declared:

Item 6 - Jonathan Noad, Director of Planning and Property declared that he is a Parent Governor at St. James's CE School, Slater Lane, Moss Side.

18 Appeal Decisions

The Director of Planning and Property reported on one appeal decision that had recently been received. The appeal related to land at St James Fields, Wateringpool Lane where the developer had proposed to build an additional 5 dwellings on open space.

The Planning Inspectorate found in favour of the Council's decision to refuse planning permission due to the impact on the character and appearance of the open area and its important contribution to Central Parks.

In response to a question raised by a member of the public, the Director of Planning and Property agreed to feedback on the delivery of the landscaping scheme at St James Fields.

The information was noted.

19 Planning Application - 07/2018/2840/FUL - St James CofE School, Slater Lane, Moss Side

Jonathan Noad, Director of Planning and Property left the meeting.

Address: St James Church of England School, Slater Lane, Moss Side, Leyland PR25 1TL

Applicant: Mrs L Taylor-Bell – Headteacher

Agent: Mr Jeff Heskine, 12 The Spinney, Lancaster LA1 4JQ

Development: Formation of Multi Use Games Area on school field to rear and erection of 3m high boundary fencing.

RESOLVED: (Unanimously)

That the application be Approved with Conditions.

Jonathan Noad, Director of Planning and Property returned to the meeting.

20 Planning Application - 07/2018/2675/FUL - 47 Cann Bridge Street, Higher Walton

Speakers: A representative of the applicant.

Address: 47 Cann Bridge Street, Higher Walton, Preston PR5 4DJ

Applicant: Mr Haydn Williams

Development: Change of use from Class A3 (Café) to Class A4 (Public House) and minor alterations

RESOLVED: (Unanimously)

That the application be Approved with Conditions.

The following additional condition was agreed at the meeting:

That the building shall not be occupied for the use hereby approved, until the Local Planning Authority receives confirmation, and a copy of a written agreement that offsite parking spaces within close proximity of 47 Cann Bridge Street are available, and will remain available at all times in the future for customers of the approved business. Furthermore for the duration of the approved use, signage shall be displayed prominently (and shall be available for inspection by the Local Planning Authority) within the pub to highlight availability of parking within agreed areas.

REASON: To ensure the provision and retention of adequate parking facilities, to reduce the impact on neighbouring properties and to accord with Policy G17 in the South Ribble Local Plan.

21 Planning Application - 07/2018/1773/FUL - 143 Liverpool Road, Longton

Speaker(s): The applicant (Mr Christopher Buckley).

Address: 143 Liverpool Road, Longton, Preston PR4 5AB

Applicant: Mr Christopher Buckley

Development: Change of use from Class A1 (Office Licence) to Class A4 (Drinking Establishment)

RESOLVED: (Unanimously)

That the application be Approved with Conditions.

22 Planning Application - 07/2018/2471/HOH - 51 Green Hey, Much Hoole

Speaker(s): The applicant (Mr Mark Hodges).

Address: 51 Green Hey, Much Hoole, Preston PR4 4QH

Applicant: Mr Mark Hodges

Agent: Mr Harry Fowler, 323 Gregson Lane, Hoghton, Preston PR5 0FD

Development: Two storey and single story rear extensions, porch and single storey extension to front elevation. Replacement detached garage to front and erection of detached outbuilding to form a garden room to rear. Erection of a 2.4m (max) high boundary fence to north western boundary.

RESOLVED: (Unanimously)

That the application be Approved with Conditions.

23 Planning Training

The Director of Planning and Property reminded the Committee about the forthcoming training session being held on Wednesday 27 June and encouraged all Members to attend.

Chair

Date