

## **PLANNING COMMITTEE**

### THURSDAY, 6 DECEMBER 2018

#### **DECISIONS**

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Thursday, 6 December 2018. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

##### **6 07/2017/3843/FUL - Land at Olive Farm, Hoghton**

RESOLVED: (Yes: 9, No: 3)

That the application be refused for the following reasons:

1. The proposed site layout fails to meet paragraph 127 of the National Planning Policy Framework which seeks positive improvements to the quality of the area. The layout is of poor design that fails to respect the character and appearance of the area in terms of the development density and Design Principle 6 of the Central Lancashire Design Guide SPD. The proposal would not accord with Policy 17 of the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan.
2. The submission fails to demonstrate that the development would meet an identified local need, with works recently commencing on a residential development on Brindle Road 1.4 miles to the south-west within the PR5 that will provide 43 affordable homes (application ref. 07/2017/2900/FUL). As such the proposal is contrary to Policy B2 of the South Ribble Local Plan.
3. The proximity of the proposed dwelling Plot 28 with first floor habitable room windows on the front elevation to the ground floor window serving a habitable room on the south-western side of the farmhouse at Cuerdale Hey Farm will result overlooking / loss of privacy which would be detrimental to the residential amenity of the occupiers of Cuerdale Hey Farm. As such the proposed development is contrary to Policies B1 and G17 of the South Ribble Local Plan, Policy 17 of the Central Lancashire Core Strategy and the South Ribble Residential Design Guide SPD.
4. The height and proximity of the proposed acoustic fencing along the northern boundary of the site, together with the changes in ground levels, would have an overbearing effect on the ground floor habitable room window on the south-western side elevation of the farmhouse at Cuerdale Hey Farm which would be detrimental to the residential amenity of the occupiers of Cuerdale Hey Farm. As such the proposed development is contrary to Policies B1 and G17 of the South Ribble Local Plan.

5. The proximity of the proposed dwelling on Plot 48 to the ground floor windows serving habitable rooms on the northern side of 25 Methuen Avenue, when considering the proposed finished floor level, would have an overbearing effect which would be detrimental to the residential amenity of the occupiers of 25 Methuen Avenue. As such the proposed development is contrary to Policies B1 and G17 of the South Ribble Local Plan, Policy 17 of the Central Lancashire Core Strategy and the South Ribble Residential Design Guide SPD.
6. The proposed site layout, with an acoustic fence ranging from 2m-2.5m along the side of Footpath 108 adjacent to Plot 28, would result in an overbearing feature. As such the proposed development fails to protect and enhance the public right of way which runs through the site and is contrary to paragraph 98 of the National Planning Policy Framework.

**7 07/2018/6511/FUL - Conservative Club, Chorley Road, Walton-Le-Dale**

RESOLVED: (Unanimously)

That the application be deferred to allow further dialogue to take place with the applicant regarding amendments to the application.

**8 07/2018/5821/OUT - Land to Rear of 61 Church Road, Leyland**

RESOLVED: (Yes: 9, No: 1)

That the application be approved with conditions.

**9 07/2017/2993/FUL - The Brambles Rest Home, New Longton**

RESOLVED: (Unanimously)

That the application be refused for the following reasons:

1. The construction of seven bungalows and a linked canopy to provide semi-dependant living accommodation and associated car park spaces within the curtilage designated as Green Belt would amount to disproportionate additions over and above the size of the original building and is therefore inappropriate development in Green Belt, which is contrary to Paragraph 145 criterion (c) of the National Planning Policy Framework (NPPF) and Policy G1 criterion (c) of the South Ribble Local Plan.
2. The construction of seven bungalows and a linked canopy to provide semi-dependant living accommodation and associated car park spaces within the curtilage designated as Green Belt would be inappropriate development which would cause harm to the openness of the Green Belt, contrary to Paragraph 143 of the National Planning Policy Framework (NPPF).
3. The proposed development is within the Consultation Distance of a major hazard pipeline. An assessment indicates that the risk of harm to people at the proposed development site is such that the HSE's advice is that there are sufficient reasons on safety grounds for advising against the granting of planning permission in this case.

4. The proposal constitutes inappropriate development in the Green Belt. The applicant has not demonstrated 'very special circumstances' to justify the proposal. As such, the proposal is contrary to Paragraph 144 of the National Planning Policy Framework (NPPF) and Policy G1 of the South Ribble Local Plan.

**10      07/2018/4725/FUL - Junction of Golden Hill, Leyland Lane and Longmeanygate**

RESOLVED: (Unanimously)

That the application be approved with conditions.