

**MINUTES OF PLANNING COMMITTEE**

**MEETING DATE** Thursday, 6 December 2018

**MEMBERS PRESENT:** Councillors Jon Hesketh (Chair), Malcolm Donoghue, Bill Evans, Derek Forrest, Mick Higgins, Ken Jones, Jim Marsh, Peter Mullineaux, Mike Nelson, Caleb Tomlinson, Graham Walton and Barrie Yates

**OFFICERS:** Charlotte Lynch (Trainee Governance and Member Services Officer), Dave Whelan (Legal Services Manager/Interim Monitoring Officer), Jonathan Noad (Director of Planning and Property), Catherine Lewis (Interim Assistant Planning Manager (Development Management)), Janice Crook (Planning Officer) and Chris Sowerby (Interim Assistant Planning Manager (Development Management))

**OTHER MEMBERS AND OFFICERS:** Councillor Warren Bennett, Councillor Colin Clark (Cabinet Member (Corporate Support and Assets)) and Councillor Mary Green

**PUBLIC:** 50

**74 Welcome and Introduction**

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

**75 Apologies for Absence**

Apologies for absence were received from Councillors Renee Blow, Jacqui Mort and Rebecca Noblet.

**76 Declaration of Interest**

Councillor Mick Higgins declared a prejudicial interest in Item 7 – the Conservative Club – and left the meeting for consideration of this item.

Councillor Derek Forrest declared a prejudicial interest in Item 8 – Land to the Rear of 61 Church Road – and left the meeting for consideration of this item.

Councillor Caleb Tomlinson declared a prejudicial interest in Item 8 – Land to the Rear of 61 Church Road – and left the meeting for consideration of this item.

**77 Minutes of the Last Meeting**

RESOLVED: (Unanimously)

That the minutes of the meeting held on 7 November 2018 be signed as a correct record by the Chair.

## **78 Appeal Decisions**

There were none to report.

## **79 07/2017/3843/FUL - Land at Olive Farm, Hoghton**

Speakers: 5 objectors, Ward Councillor Warren Bennett and the Applicant (Mr Simon Peak of Galliford Try Partnerships)

Address: Land at Olive Farm and Land North of Methuen Drive, Hoghton, Lancashire

Applicant: Galliford Try Partnerships

Agent: Mr Jake Crompton, WYG Group, Quay West at MediaCityUK. Trafford Wharf Road, Trafford Park, Manchester, M17 1HH

Development: Erection of 70 dwellings (including 18 affordable rent and 12 shared ownership properties) details of access, landscaping and associated works (amended description)

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.

**80 07/2018/6511/FUL - Conservative Club, Chorley Road, Walton-Le-Dale**

Councillor Mick Higgins left the meeting for the duration of this Item.

Speakers: the Applicant

Address: Conservative Club, Chorley Road, Walton-le-Dale, Preston, PR5 4JA

Applicant: Mr Sean O Hagan

Development: Change of use from Private Members Club (Sui Generis) to drinking establishment (Class A4). Timber cladding, canopy and raised decking area incorporating ramp to front. Alterations to windows, new door opening and fire escape to rear.

RESOLVED: (Unanimously)

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

**81 07/2018/5821/OUT - Land to Rear of 61 Church Road, Leyland**

Councillor Mick Higgins returned to the meeting.

Councillors Forrest and Caleb Tomlinson left the meeting for the duration of this Item.

Speakers: 2 objectors and the Agent

Address: Land to the Rear of 61 Church Road, Leyland, PR25 3AA

Applicant: Ms Hilary Sangster

Agent: Bramley Pate & Partners, 184-186 Station Road, Bamber Bridge, Preston

Development: Outline application for the erection of 5 dwellings (all matters reserved except Access)

RESOLVED: (Yes: 9, No: 1)

That the application be approved with conditions.

## **82 07/2017/2993/FUL - The Brambles Rest Home, New Longton**

Councillors Forrest and Caleb Tomlinson returned to the meeting.

Speaker: One objector, one supporter, Councillor Colin Clark and the Applicant

Address: The Brambles Rest Home, Park Avenue, New Longton, Preston, PR4 4AY

Applicant: Mr Guloo Virdee

Agent: Mr Chris Weetman, 1 Reeveswood, Eccleston, Chorley, PR7 5RS

Development: Erection of a block of 7 No. intermediate residential care bungalows with a linked canopy to main building, re-alignment of existing internal road together with additional car parking spaces.

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.

**83 07/2018/4725/FUL - Junction of Golden Hill, Leyland Lane and Longmeanygate**

Speakers: One objector and Councillor Mary Green

Address: 332 Golden Hill Lane and Junction of Golden Hill, Leyland Lane and Longmeanygate, Leyland, PR25 2YJ

Applicant: Wainhomes and Redrow Homes

Agent: Mr Chris Bradshaw, Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH

Development: Demolition of 332 Golden Hill Lane and alterations to the junction of Golden Hill Lane, Leyland Lane and Longmeanygate.

RESOLVED: (Unanimously)

That the application be approved with conditions.

**84 South Ribble Local Plan/Central Lancs Core Strategy - 2017/18 Monitoring Reports**

The Committee received a report of the Cabinet Member (Strategic Planning, Housing and Economic Growth) which presented an update on the progress of the South Ribble Local Development Scheme.

The report was noted.

Chair

Date