

**PLANNING COMMITTEE**  
WEDNESDAY, 29 MAY 2018

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 29 May 2019. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

**6 07/2019/2313/REM - Land at Bannister Lane, Farington Moss**

RESOLVED: (Unanimously)

That the application be deferred to seek amendments to address the following factors:

1. No. 2.5 storey housing
2. Provision of bungalows, specifically to the rear of existing properties on Croston Road and Bannister Lane
3. Pepper-potting of affordable housing across the site

**7 07/2018/8309/FUL - Land at School Lane and Golden Hill Lane, Leyland**

RESOLVED: (Yes: 8 No: 4 Abstain: 1)

That the application be approved subject to conditions outlined in the report.

**8 07/2019/2257/OUT - Oakland Farm, Hollins Lane, Leyland**

RESOLVED: (Unanimously)

That the application be refused for the following reasons, as outlined in the report, and an additional reason:

1. The development by reason of its layout would result in an incongruous addition to the rural location, and fails to make a positive contribution to the quality of the environment. In relation to this, the proposal would not respect or enhance the established character and appearance of the area. It would, therefore, be contrary to Policy G17(a) of the South Ribble Local Plan.
2. The application site is considered to be in an unsustainable location due to the distance from the nearest shops and services, the absence of nearby public transport and the lack of connection to nearby settlements. The proposed development, therefore, does not represent sustainable development and does not comply with Chapter 9 (Promoting sustainable

transport), particularly paragraphs 102c, 103, 105 and 108 of the National Planning Policy Framework, Central Lancashire Core Strategy Policy 3 (Travel) and Local Plan Chapter F (Catering for sustainable travel).

3. That the increase in traffic flow along Hollins Lane and the resulting associated traffic noise and congestion, resulting from the proposal would have a detrimental impact on the residential amenity of the occupants of Hollins Lane. This is contrary to Policy B1 (criterion c) of the South Ribble Local Plan (2012-2026).
4. The proposed layout is considered inappropriate development by virtue of the impact upon the openness of the Green Belt and is contrary to Policy G1 of the South Ribble Local Plan and Paragraph 145 of the NPPF.

**9 07/2019/1055/FUL - The Calf Farm Barn, Hugh Lane, Leyland**

RESOLVED: (Yes: 12 No: 0 Abstain: 1)

That the application be approved subject to conditions outlined in the report and an amendment to condition 12 to read *'Should the stables and sand paddock hereby approved remain unused for a period of at least six months, they shall be removed from the site and the land restored to its former condition.'*

**10 07/2019/2642/FUL - Conservative Club, Chorley Road, Walton-le-Dale**

RESOLVED: (Yes: 11 No: 0 Abstain: 1)

That the application be refused for the following reasons:

1. The proximity of the stair access to the western side of the proposed area of raised decking to the ground floor habitable window on the eastern side elevation of 8 Chorley Road would lead to a loss of privacy by way of overlooking which would be detrimental to the residential amenity of neighbouring residents. As such, the proposed development is contrary to Policy G17 (a) of the South Ribble Local Plan.
2. The height and proximity of proposed fencing along the western side of the proposed area of raised decking to the ground floor habitable room window on the eastern side elevation of 8 Chorley Road would result in overshadowing and an overbearing effect which would be detrimental to the residential amenity of neighbouring residents. As such, the proposed development is contrary to Policy G17 (a) of the South Ribble Local Plan.
3. The area of raised decking will encourage patrons to congregate outside the drinking establishment resulting in increased noise and disturbance which will have a detrimental impact on the residential amenities of the locality, particularly the two habitable rooms on the eastern side elevation of 8 Chorley Road. The proposal is, therefore, considered to be contrary to paragraph 170 of the National Planning Policy Framework, Policy G17 (a) of the South Ribble Local Plan and Policy 17 (c) of the Central Lancashire Core Strategy.

**11 07/2019/3198/HOH - The Bungalow, Startley Nook, Whitestake**

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.