

MINUTES OF PLANNING COMMITTEE

MEETING DATE Wednesday, 26 June 2019

MEMBERS PRESENT: Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Jane Bell, Mary Green, Jon Hesketh, Mick Higgins, Cliff Hughes, Keith Martin, Caroline Moon, D C Shaw, Phil Smith and Barrie Yates

OFFICERS: Dave Whelan (Legal Services Manager/Interim Monitoring Officer), Jonathan Noad (Director of Planning and Property), Charlotte Lynch (Democratic and Member Services Officer), Catherine Lewis (Interim Assistant Planning Manager (Development Management)), Debbie Roberts (Planning Officer) and Chris Sowerby (Interim Assistant Planning Manager (Development Management))

OTHER MEMBERS: Councillor Damian Bretherton, Councillor William Evans (Cabinet Member (Planning, Regeneration and City Deal)), Councillor Michael Green, Councillor Margaret Smith (Leader of the Opposition and Leader of the Conservative Group), Councillor Stephen Thurlbourn and Councillor Karen Walton

PUBLIC: 42

12 Welcome and Introduction

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

13 Apologies for Absence

An apology for absence was received from Councillor Christine Melia.

14 Declaration of Interest

Councillor Keith Martin declared a prejudicial interest in Item 6 – Land Rear of Oakdene, Chain House Lane, Whitestake.

15 Minutes of the Last Meeting

RESOLVED: (Unanimously)

That the minutes of the meeting held on Wednesday, 29 May 2019 be signed as a correct record by the Chair.

16 Appeal Decisions

The Director of Planning and Property informed the committee of one appeal which had been referred to the Planning Inspector relating to:

- 57 Mounsey Road, Bamber Bridge – appeal dismissed

17 07/2018/9316/OUT - Land Rear of Oakdene, Chain House Lane, Whitestake

Councillor Keith Martin left the meeting for the duration of this item.

Speakers: 5 objectors, Councillor Michael Green, Councillor Karen Walton, and the Agent (Mr Stephen Harris)

Address: Land Rear of Oakdene, Chain House Lane, Whitestake, Lancashire

Applicant: Wainhomes (North West) Ltd

Agent: Mr Stephen Harris, Units 2-4 South Park Court, Hobson Street, Macclesfield, SK11 8BS

Development: Outline permission for up to 100 dwellings with access and associated works

RESOLVED: (Unanimously)

That the application be refused for the following reasons:

1. The application site is allocated as Safeguarded Land through Policy G3 of the South Ribble Local Plan. The proposal by virtue of its nature, scale and degree of permanence would be contrary to Policy G3 of the South Ribble Local Plan as the Council can demonstrate a 5 Year Housing Supply.
2. The proposal by virtue of its nature, scale and degree of permanence would be contrary to Policy G3 of the South Ribble Local Plan as the development would harm the ability of the Council to manage the comprehensive development of the area. Therefore, the scheme would not amount to a sustainable form of development.
3. Sufficient evidence in the form of an Air Quality Assessment has not been submitted that demonstrates that the proposed development would not cause harm due to air pollution and therefore, the proposal is contrary to Policy 30 of the Central Lancashire Core Strategy.

18 07/2019/2313/REM - Land at Bannister Lane, Farington Moss, Leyland

Councillor Keith Martin returned to the meeting.

Speakers: 3 objectors, Councillor Michael Green, Councillor Karen Walton, and a representative of the Applicant (Mr Paul Walton, Kier Living Ltd.)

Address: Land at Bannister Lane, Farington Moss, Lancashire, PR26 6PT

Applicant: Kier Living Ltd.

Development: Reserved Matters application for the erection of 174 residential units off Croston Road (147 dwellings and 27 affordable dwellings) following outline permission 07/2012/0627/ORM

An amendment was moved by Councillor Phil Smith and seconded by Councillor Mary Green that the application be deferred to seek amendments for the provision of bungalows. Upon being put to the vote, **the amended motion was lost** (Yes: 5 No: 6 Abstain: 1).

The vote on the substantive motion was then taken and it was

RESOLVED: (Yes: 9 No: 3)

That the application be approved subject to conditions and an additional condition that Bannister Lane shall not be used by construction vehicles and staff accessing and/or egressing the site during site preparation and construction works with exception to vehicles necessary for the required improvement works to Bannister Lane and the forming of the approved three shared driveways from the development onto Bannister Lane.

19 07/2019/3972/VAR - Wellington Park, Leyland

Speakers: None

Address: Wellington Park, Church Road, Leyland, PR25 3AB

Applicant: YourLife Management Services Ltd

Agent: Mr Chris Butt, Unit 3, Edward Court, Altrincham Business Park, Broadheath, Altrincham, WA14 5GL

Development: Application to vary condition 2 of planning permission 07/2018/8132/FUL – (Drawing Nos NW- 2595-04-008 NW-2595-04-009 NW-2595-04-051 NW-2595-04-052 and NW-2595-04-AC-017 elevations)

RESOLVED: (Unanimously)

That the application be approved subject to conditions.

20 07/2019/4178/REM - Military Aircraft Division, Samlesbury Aerodrome

Speakers: Councillor Stephen Thurlbourn

Address: Military Aircraft Division, Samlesbury Aerodrome, Myerscough Smithy Road, Balderstone, BB2 7LF

Applicant: BAE Systems Operations Ltd

Agent: Anne Hargreaves, Avison Young, City Point, 29 King Street, Leeds, LS1 2HL

Development: Reserved matters application for the erection of a two storey manufacturing building with associated works (outline application 07/2006/0824/OUT (South Ribble) / 3/2006/0583 (Ribble Valley))

RESOLVED: (Unanimously)

That the application be approved subject to conditions.

21 Variation of Section 106 Agreement - Land at Croston Road

The committee received a report of the Director of Planning and Property which sought approval for the variation of a Section 106 agreement for land between Moss Lane and the rear of 394 Croston Road, Farington, Leyland. The variation of the Section 106 agreement would enable South Ribble Borough Council to secure a financial contribution towards the provision of health and wellbeing infrastructure at an alternative site in lieu of the provision of land.

RESOLVED: (Yes: 10 Abstain: 2)

That members reject the proposed variation to the Section 106 Agreement relating to planning permission 07/2014/0184/ORM. The Council will now have the option to acquire the land for £77,095 plus VAT before 1 September 2019 dependent on a decision made by Cabinet.

Chair

Date