

MINUTES OF PLANNING COMMITTEE

MEETING DATE **Wednesday, 18 September 2019**

MEMBERS PRESENT: Councillors Caleb Tomlinson (Chair), Will Adams, James Flannery, Mary Green, Jon Hesketh, Cliff Hughes, Keith Martin, Christine Melia, Caroline Moon, Phil Smith and Barrie Yates

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

OTHER MEMBERS AND OFFICERS: Councillor William Evans (Cabinet Member (Planning, Regeneration and City Deal)), Councillor Margaret Smith (Leader of the Opposition and Leader of the Conservative Group) and Councillor Karen Walton

PUBLIC: 8

45 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.

46 Apologies for Absence

Apologies for absence were received from Councillors Mal Donoghue and David Shaw.

47 Declaration of Interest

Councillor Barrie Yates declared an interest in Item 10 – LCC Application – Land at Red Scar Industrial Estate, Longridge Road, Ribbleton, Preston.

48 Minutes of the Last Meeting

Councillor Phil Smith requested an amendment to minute number 40 to read that ‘Councillor Phil Smith left the room after making his representations’.

RESOLVED: (Unanimously)

That the minutes of the meeting held on Wednesday, 21 August 2019 be signed as a correct record by the Chair subject to the above amendment.

49 Appeal Decisions

There were none to report.

50 07/2019/6653/OUT - Oakland Farm, Hollins Lane, Leyland

Speakers: the Applicant (Mr Lewis Buller) and the Agent (Mr Andrew Cowley)

Address: Oakland Farm, Hollins Lane, Leyland, Preston, Lancashire, PR26 8LJ

Applicant: Mr Lewis Buller

Agent: Mr Andrew Cowley, 50 Merlin Grove, Leyland, Lancashire, PR25 1DA

Development: Outline application for the erection of up to 8 no: dwellings and associated work with access only applied for.

RESOLVED: (Yes: 8 No: 1 Abstain: 2)

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

1. It has not been demonstrated that a development of 8 dwellings would not be an incongruous addition to the rural location which fails to make a positive contribution to the quality of the environment. In relation to this the proposal has the potential to conflict with and 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. 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 proposal would have a greater impact upon the openness of the Green Belt than the current use and is contrary to Policy G1 of the South Ribble Local Plan and Paragraph 145 of the NPPF.

51 07/2019/7352/FUL - Land to rear of 328 Chapel Lane, Longton

Speakers: the Applicant (Mr Chris Kelly)

Address: Land to rear 328 Chapel Lane, New Longton

Applicant: Mr C Kelly

Agent: Mr N Robinson, Planning Problems Solved, 19 Egerton Road, Ashton, PR2 1AJ

Development: Erection of 1 no: detached house with ancillary works.

RESOLVED: (Unanimously)

That the application be approved subject to conditions.

52 07/2019/2701/HOH - St Davids Road, Leyland

Speakers: 2 objectors

Address: 82 St Davids Road, Leyland, Lancashire, PR25 4XY

Applicant: Mr T Kelly

Agent: Mr Jim Grundy, 26 Redwood Avenue, Leyland, Preston, Lancashire, PR25 1RN

Development: Dormer extension to front and rear.

The Chair formally expressed his disappointment that the Member who requested that this application be considered by Committee was not present at the meeting to represent the objector, and requested that, in future, any Member who brings forward an application attends the relevant meeting.

RESOLVED: (Yes: 10 No: 0 Abstain: 1)

That the application be approved subject to conditions.

53 07/2019/7007/HOH - 327 Dunkirk Lane, Moss Side, Leyland

Speakers: None

Address: 327 Dunkirk Lane, Moss Side, Leyland, Lancashire, PR26 7SY

Applicant: Mr Liam Derbyshire

Agent: Mr Neil Sharp, 20 Kenford Drive, Winstanley, Wigan, WN3 6JW

Development: Erection of detached double garage to front.

RESOLVED: (Unanimously)

That the application be approved subject to conditions.

54 LCC Application - Land At Red Scar Industrial Estate, Longridge Road, Ribblesdale, Preston

The Committee received a report of the Director of Planning and Property which sought a resolution from the Committee as to what response be provided to Lancashire County Council in relation to a planning application under consideration.

The application related to an Energy Recovery Facility within the Red Scar Industrial Estate in Ribbleton, Preston.

Members queried the amenity as well as construction and operation noise in relation to the proposal but acknowledged that there would be no direct impact on South Ribble.

Consultation on the project was also questioned and members were assured that this was run through Lancashire County Council's website and that concerns had been raised by residents.

RESOLVED: (Yes: 7 No: 0 Abstain: 3)

That a letter be sent to Lancashire County Council to advise that no objection has been raised.

55 Exclusion of Press and Public

RESOLVED: (Unanimously)

That the press and public be excluded from the meeting.

56 Land to rear of Oakdene, Chain House Lane, Whitestake, Preston

The Committee received a confidential report of the Director of Planning and Property which related to land to the rear of Oakdene, Chain House Lane, Whitestake.

RESOLVED: (Yes: 9 No: 1 Abstain: 1)

That the Planning Committee endorse the officer's recommendation as outlined in the report.

Chair

Date