

MINUTES OF PLANNING COMMITTEE

MEETING DATE Thursday, 30 July 2020

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

OFFICERS: Jonathan Noad (Director of Planning and Property), Dave Whelan (Shared Services Lead - Legal & Deputy Monitoring Officer), Steven Brown (Head of Development Management), Catherine Lewis (Development Planning Team Leader), Debbie Roberts (Planning Officer) and Coral Astbury (Democratic and Member Services Officer)

CABINET MEMBERS: Councillor Bill Evans

OTHER MEMBERS AND OFFICERS: Councillor Michael Green

19 Welcome and Introduction

The Chair, Councillor Caleb Tomlinson, welcomed the committee and members of the public and explained that, due to the COVID-19 pandemic, the meeting was being held virtually and livestreamed to YouTube.

20 Apologies for Absence

An apology for absence was received from Councillor Will Adams.

21 Declarations of Interest

None.

22 Minutes of meeting Thursday, 2 July 2020 of Planning Committee

RESOLVED: (Unanimously)

That the minutes of the previous meeting held, Thursday 2 July 2020, be agreed for signing as a correct record by the Chair.

23 Appeal Decisions

The Director of Planning and Property informed the committee that the appeal for 25 Turpin Green Lane, Leyland. The Planning Inspector had confirmed to the Council that the applicant's request for appeal had been allowed. As it was agreed that the

proposed extension would have no adverse effect on the occupants of neighbouring properties, contrary to the findings of the Council.

The Director of Planning and Property also advised the committee that no decision had yet been received on the Chain House Lane application.

24 Waiver of Standing Order 34.1

The Chair advised the committee, that due to the changes in the constitution which had been ratified at full Council, there was no longer a need to waive Standing Order 34.1.

25 07/2020/00220/OUT - Tusons Farm, Gill Lane, Longton

Speakers: The applicant's agent, Mrs Sophie Marshall.

Address: Tusons Farm
Gill Lane
Longton
Preston
Lancashire
PR4 5GN

Applicant: Mr V Fitzell

Agent : Mrs Sophie Marshall
Hamill House
112-116 Chorley New Road
Bolton BL1 4DH

Development: Outline application for 9 no. detached dwellings and garages (access applied for only)

RESOLVED: (Unanimously)

That the application be refused for the following reasons:

1. The application site is allocated as Green Belt in Policy G1 of the South Ribble Local Plan. The proposed development of nine dwellings on a parcel of land approximately 0.98 hectare, outside the settlement boundary of Walmer Bridge would be contrary to the Green Belt designation and is not classed as limited infilling in villages. Therefore, the proposal would not meet the exception (e) of paragraph 145 of the NPPF or exception (e) of Policy G1 of the South Ribble Local Plan.
2. The proposal would introduce residential development into an open, green area which would be contrary to Policy 134 of the NPPF which seeks to safeguard the countryside in the Green Belt from encroachment.
3. The proposed changes to the access lane and increase in the number of vehicle movements would create an unacceptable impact upon the residential amenity of the residents of even no's 20 to 40 Rockburgh Crescent and would require the removal of trees and two areas of hedgerows. These aspects of

the proposal would not respect the character of the area and proposed changes would not be of an adoptable standard. Therefore, the proposed development would be contrary to Policy G17 (b) (c) and (e) of the South Ribble Local Plan.

26 07/2020/00443/FUL - Land at Cottage Gardens, Bamber Bridge

Speakers: 1 Objector

Address: Land At Cottage Gardens
Bamber Bridge

Applicant: Dorbcrest Homes
The Old Carnegie Library
Ormskirk Road
Pemberton
Wigan
WN5 9DQ

Development: Erection of 11 dwellings with associated works.

An amended motion was proposed by Councillor James Flannery, seconded by Councillor Keith Martin, to defer the application on the basis of ambiguity and outstanding concerns surrounding; access to the development, drainage concerns and the condition of the tree's proposed to be felled.

RESOLVED: (YES: 5 NO: 5)

Following the Chair's casting vote, Members agreed to defer the application on the basis of ambiguity and outstanding concerns surrounding; access to the development, drainage concerns and the condition of the tree's proposed to be felled.

27 07/2020/00361/REM - Plot 6000, South Rings Business Park, Craven Drive, Bamber Bridge

Speakers: Councillor Michael Green

Address: Plot 6000 South Rings Business Park
Craven Drive
Bamber Bridge
Preston
Lancashire
PR5 6BZ

Applicant: Commercial Development Projects Limited
(CDP Ltd)

Development: Storage and distribution unit (Use Class B8) with associated offices (Use Class B1a), electricity substation, car parking and service yard.

RESOLVED: (Unanimously)

That the application be approved subject to conditions as outlined within the report.

Chair

Date