

PLANNING COMMITTEE
WEDNESDAY, 15 NOVEMBER

2017 DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 15 November 2017. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

6 Planning Application 07/2017/2325/FUL - Land On The North Side of Brindle Road, Bamber Bridge

RESOLVED (14 Yes, 1 Abstention, 0 No): that planning permission be refused for the reasons as set out below with the final wording for the reasons to be delegated to the Planning Manager in consultation with the Chair of Planning Committee –

1. The proposed site layout fails to meet paragraphs 9 and 56 of the National Planning Policy Framework which seeks positive improvements in the quality of the built and natural environment. The layout is of poor design that fails to respect the character and appearance of this area in terms of building to plot ratio and the height of dwellings compared to the surrounding properties. The proposal would not accord with Policy 17 of the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan.

2. That the traffic flow through the site access onto Brindle Road, as a result of the number of dwellings served by that access over what was anticipated at the adoption stage of the Local Plan, would have a detrimental impact on the residential amenity of the occupants of the properties opposite and adjacent to that access, ie Nos. 209, 227 and 296 to 302 Brindle Road in terms of the amount of traffic and associated noise resulting from the proposal. The proposal is therefore contrary to Policy B1 criterion c of the South Ribble Local Plan.

3. The site layout fails to provide adequate on-site car parking contrary to Policy G17, Policy F1 and Appendix 4 of the South Ribble Local Plan

4. The submitted Planning Noise Impact Assessment report September 2017 together with the design of the site layout and insufficient buffering to the M6 and M61 motorways fails to demonstrate that adequate noise mitigation can be achieved within the scheme. The development may therefore result in a detrimental impact on future residents of the development, contrary to Policy 17 criteria d) in the Central Lancashire Core Strategy.

7 Planning Application 07/2017/1545/FUL - Land On The East and West Side of Watkin Lane, Lostock Hall

RESOLVED (12 Yes, 0 Abstention, 0 No): that planning permission be approved subject to the conditions as set out in the report and the additional condition as set out in the update sheet.

8 Planning Application 07/2017/2837/FUL - 69 Liverpool Road, Penwortham, Preston

RESOLVED (13 Yes, 0 Abstention, 1 No): that planning permission be approved subject to the conditions as set out in the report.

9 Planning Application 07/2017/2821/FUL - Howick Hall Farm, Howick Cross Lane, Penwortham

RESOLVED (13 Yes, 0 Abstention, 0 No): that planning permission be approved subject to the conditions as set out in the report.

10 Planning Application 07/2017/2486/FUL - Land Off Shaw Brook Road and Altcar Lane, Leyland

UNANIMOUSLY RESOLVED: that planning permission be approved subject to the conditions as set out in the report and the additional conditions as set out in the update sheet.

11 South Ribble Local Plan/Central Lancashire Core Strategy - 2017 Monitoring Reports

UNANIMOUSLY RESOLVED: that the draft Monitoring Report (MR) be approved for publication on the Council's website.