

# **PLANNING COMMITTEE**

WEDNESDAY, 13TH DECEMBER, 2017, 6.00 PM

SHIELD ROOM, CIVIC CENTRE, WEST PADDOCK, LEYLAND PR25  
1DH

## **AGENDA**

### **1 Welcome and Introduction**

### **2 Apologies for Absence**

### **3 Declaration of Interest**

Members are requested to indicate at this stage in the proceedings any items on the agenda in which they intend to declare an interest. Members are reminded that if the interest is a Disclosable Pecuniary Interest (as defined in the Members' Code of Conduct) they must leave the room for the whole of that item. If the interest is not a Disclosable Pecuniary Interest, but is such that a member of the public could reasonably regard it as being so significant that it is likely that it would prejudice their judgment of the public interest (as explained in the Code of Conduct) then they may make representations, but then must leave the meeting for the remainder of the item.

### **4 Minutes of the Last Meeting**

(Pages 5 - 8)

Held on Wednesday, 15 November 2017, to be signed as a correct record.

### **5 Appeal Decisions**

A verbal update will be given in respect of recent planning appeals.

### **6 Planning Application 07/2017/2644/FUL - Mather Fold Farm, Houghton Lane, Houghton**

(Pages 9 - 24)

Report of the Director of Development, Enterprise and Communities attached.

### **7 Planning Application 07/2017/3097/FUL - Halfway Garage, Preston New Road, Samlesbury**

(Pages 25 - 34)

Report of the Director of Development, Enterprise and Communities attached.

<p><b>8 Planning Application 07/2017/ (3090/FUL &amp; 3091/LBC) - Worden Park, Leyland</b></p> <p>Report of the Director of Development, Enterprise and Communities attached.</p>	<p>(Pages 35 - 40)</p>
<p><b>9 Local Lists and Article 4 Directions - Approval for Consultation</b></p> <p>Report of the Director of Development, Enterprise and Communities attached.</p>	<p>(Pages 41 - 66)</p>

Heather McManus  
CHIEF EXECUTIVE

Electronic agendas sent to Members of the Planning Committee Councillors Jon Hesketh (Chair), Rebecca Noblet (Vice-Chair), Renee Blow, Carol Chisholm, Bill Evans, Malcolm Donoghue, Derek Forrest, Mary Green, Ken Jones, Jim Marsh, Mike Nathan, Mike Nelson, Caleb Tomlinson, Linda Woollard and Barrie Yates

The minutes of this meeting will be available on the internet at [www.southribble.gov.uk](http://www.southribble.gov.uk)

#### Forthcoming Meetings

6.00 pm Wednesday, 10 January 2018 - Shield Room, Civic Centre, West Paddock, Leyland PR25 1DH

#### **Procedure of Debate at Planning Committee**

Whenever a planning application is dealt with by Planning Committee the Council is keen to allow the local community to participate in the process. The procedure that will ordinarily be followed is that:-

- Up to five members of the public who wish to speak against an application will be allowed to speak. Each will have up to four minutes in which to state their case.
- Up to five members of the public who wish to speak in favour of an application will then be allowed to speak. Again each will have up to four minutes in which to state their case.
- Borough councillors (not on Planning Committee) will then have the opportunity to make representations about the application. Each will have up to four minutes to state their case – whether for or against.
- The applicant/agent will then be invited to speak in support of the application. Ordinarily he/she will have up to four minutes to speak.
- The application will then be discussed by Committee. At this point members of the public, the applicant and other councillors not on Committee will not be able to speak further.
- Planning Committee will then take a vote on the matter.
- No paperwork, plans or photographs will be allowed to be circulated by the applicant/agent or member of the public at the meeting.

The Chairman of Planning Committee has discretion to vary these rules when dealing with a particular application if he considers it appropriate. Whenever members of the public speak (whether in opposition to a proposal or in favour of it) they should avoid repeating the same points made by other speakers.

### **Filming/Recording Meetings**

The Council will allow any member of the public to take photographs, film, audio-record and report on any Planning Committee meeting. If anyone is intending to record any such meeting (or part of such a meeting) then it would be very helpful if they could give prior notice of their intention to the Council's Democratic Services Team. Ideally 48 hours' notice should be given.

When exercising the rights to record a Planning Committee meeting a member of the public must not in any way be disruptive to that meeting. They must not provide an oral commentary on the meeting whilst it is continuing. If disruption is caused then the Chairman of the meeting may exclude that person from the rest of the meeting.

Members of the public will not be entitled to stay in the meeting if any confidential (exempt) items of business are being discussed.

Full details of planning applications, associated documents including related consultation replies can be found on the Public Access for planning system, searching for the application using the Simple Search box. <http://publicaccess.southribble.gov.uk/online-applications/>