

Minutes of	Planning Committee
Meeting date	Thursday, 3 March 2022
Committee members present:	Councillors Caleb Tomlinson (Chair), Will Adams, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Clare Hunter, Peter Mullineaux, Colin Sharples, Phil Smith, Kath Unsworth, Gareth Watson and Barrie Yates
Committee members attended virtually (non-voting):	None
Officers present:	Steven Brown (Head of Development Management), Catherine Lewis (Development Planning Team Leader), Janice Crook (Planning Officer), Debbie Roberts (Senior Planning Officer), Alex Jackson (Shared Legal Services Team Leader) and Charlotte Lynch (Democratic and Member Services Officer)
Other attendees:	Councillors Margaret Smith and Karen Walton (attended virtually)
Public:	38

105 Welcome and Introduction

The Chair, Councillor Caleb Tomlinson, welcomed members of the public to the meeting, introduced the committee and explained that the meeting was being livestreamed to YouTube.

106 Apologies for Absence

Apologies for absence were received from Councillors Mal Donoghue, Chris Lomax and Caroline Moon.

Councillors Colin Sharples, Kath Unsworth and Peter Mullineaux attended as substitutes.

107 Declarations of Interest

Councillor Caleb Tomlinson declared a prejudicial interest in item 8 – Land opposite Ye Olde Hob Inn, Bamber Bridge – and would leave the meeting for the duration of the debate and the vote on the item.

108 Minutes of meeting Thursday, 10 February 2022 of Planning Committee

Resolved: (Unanimously)

That the minutes of the previous meeting, held on Thursday, 10 February 2022, be approved as a correct record for signing by the Chair.

109 Appeal Decisions

The Head of Development Management advised the committee of two appeals relating to

- The erection of a monopole at Chain House Lane, Farington Moss – appeal allowed
- Land between 3 and 5 Royalty Lane, New Longton – appeal dismissed

Members were also advised of a successful recent prosecution following failure to comply with a Section 215 Notice for untidy land at a residential property at 74 Station Road, New Longton.

110 07/2020/00768 - The Windmill, Samlesbury

Speaker(s): 5 objectors, 1 supporter and the Agent

Address: Windmill Hotel
Preston New Road
Mellor Brook
Blackburn
Lancashire
BB2 7NS

Applicant: James Hall & Company Ltd.

Agent: Mrs Deborah Smith
Albert Edward House
The Pavilions
Preston
PR2 2YB

Development: Demolition of existing public house and related infrastructure and erection of petrol filling station, convenience store and petrol filling station including associated canopy 6 fuel pumps underground storage tanks, EV charging points, car parking and associated landscaping.

An amendment was proposed by Councillor Barrie Yates, seconded by Councillor Peter Mullineaux, that the application be refused.

Upon being put to the vote, it was subsequently

Resolved: (Unanimously)

That the application be refused as the proposal would lead to increased disturbance and have a detrimental impact on neighbouring amenity in the locality as a result of increased activity both within the site and in the highway. The proposal is therefore contrary to Policy 17 of the Central Lancashire Core Strategy and Policies B1 and G17 of the South Ribble Local Plan 2012-2026.

111 07/2022/00006/FUL - 9 Hudson Court, Bamber Bridge

This item was withdrawn from the agenda at the request of the Applicant.

112 07/2021/00841/FUL - Land opposite Ye Olde Hob Inn, Bamber Bridge

*Councillor Caleb Tomlinson left the meeting during the debate on this item.
Councillor James Flannery took the chair.*

Speaker(s): 1 objector and 1 supporter

Address: Land opposite Ye Olde Hob Inn
Bamber Bridge
Preston
Lancashire
PR5 6EP

Applicant: South Ribble Borough Council – Regeneration Dept

Development: Regeneration of green space to commemorate the ‘Battle of Bamber Bridge’

The officer recommendation was proposed by Councillor Will Adams, seconded by Councillor Colin Sharples, and subsequently

Resolved: (For: 11 Abstain: 1)

For: Councillors Adams, Flannery, Mary Green, Hancock, Hesketh, Hunter, Mullineaux, Sharples, P Smith, Unsworth and Watson

Abstain: Councillor Yates

That the application be approved subject to conditions.

113 07/2021/01247/REM - Shaw Brook Road and Altcar Lane

Councillor Caleb Tomlinson returned to the chair.

Speaker(s): the Applicant

Address: Land to the south of Shaw Brook Road and north of Altcar Lane
Leyland

Applicant: Redrow Homes Ltd.

Development: Reserved Matters application (appearance, landscaping, layout and scale) for the erection of 154 dwellings, with associated vehicular access and parking, private amenity space and landscaping, pursuant to outline planning permission 07/2016/0591/OUT

The officer recommendation was proposed by Councillor Barrie Yates, seconded by Councillor James Flannery, and subsequently

Resolved: (Unanimously)

That the application be approved subject to conditions.

114 07/2022/00034/FUL - Land next to 249 Chapel Lane, Longton

Speaker(s): None

Address: Next to 249 Chapel Lane
Longton
Preston
Lancashire
PR4 4AD

Applicant: Mrs Kathleen Anne Hesketh

Development: Erection of detached dwelling with ground source heat pump, solar panel array and rainwater harvesting together with carbon offset planting of 18,500 trees and siting of temporary static caravan.

The officer recommendation was proposed by Councillor Phil Smith, seconded by Councillor Will Adams, and subsequently

Resolved: (For: 12 Against: 1)

For: Councillors Adams, Flannery, Hancock, Hesketh, Hunter, Mullineaux, Sharples, P Smith, C Tomlinson, Unsworth, Watson and Yates

Against: Councillor Mary Green

That the application be approved subject to conditions.

115 07/2021/01251/HOH - 5 Danes Drive, Walton-le-Dale

Speaker(s): None

Address: 5 Danes Drive
Walton-le-Dale
Preston
Lancashire
PR5 4UG

Applicant: Mr Andrew Daniels

Development: First floor side extension and single storey rear extension following the demolition of existing conservatory

The officer recommendation was proposed by Councillor Will Adams, seconded by Councillor James Flannery, and subsequently

Resolved: (Unanimously)

That the application be approved subject to conditions.

Chair

Date