

Minutes of Planning Committee

Meeting date Thursday, 7 April 2022

Committee members present: Councillors Caleb Tomlinson (Chair), Mal Donoghue (Vice-Chair), Will Adams, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Clare Hunter, Chris Lomax, Caroline Moon, Phil Smith and Gareth Watson

Officers present: Jonathan Noad (Director of Planning and Development), Dave Whelan (Shared Services Lead - Legal & Deputy Monitoring Officer), Chris Sowerby (Development Planning Team Leader), Emma Sheppard (Planning Consultant) and Charlotte Lynch (Democratic and Member Services Officer)

Other attendees: Councillors Michael Green (attended virtually), Keith Martin and Margaret Smith (attended virtually)

Public: 3

116 Welcome and Introduction

The Chair, Councillor Caleb Tomlinson, welcomed members of the public to the meeting and introduced the committee.

The Chair paid tribute to Councillor Bill Evans, former Cabinet Member for Planning, Business Support and Regeneration, who sadly passed away in March 2022.

117 Apologies for Absence

An apology for absence was received from Councillor Barrie Yates.

118 Declarations of Interest

Councillor James Flannery declared a personal interest in item 7 – 5 East Square, Longton.

Councillor Jon Hesketh declared a prejudicial interest in item 7 – 5 East Square, Longton - and would leave the meeting for the duration of the item..

Councillor Chris Lomax declared a prejudicial interest in item 9 – St Aidan’s Church, 46 Station Road, Bamber Bridge – and would leave the meeting for the duration of the item.

119 Minutes of meeting Thursday, 3 March 2022 of Planning Committee**Resolved: (Unanimously)**

That the minutes of the previous meeting of the Planning Committee, held on Thursday, 3 March 2022, be approved as a correct record for signing by the Chair.

120 Appeal Decisions

The Director of Planning and Development advised the committee of three appeals, which had recently been dismissed by the Planning Inspector, relating to

- Newgate Lane, Whitestake
- 9 Wordworth Place, Walton-le-Dale
- Lynbrook, Dob Lane, Little Hoole

121 07/2021/00354/FUL - Titan Business Park, Leyland Test Track, Moss Side, Leyland

Registered speaker(s): Councillor Michael Green (ward councillor) and the Agent

Address: Titan Business Park
Leyland Test Track
Moss Side
Leyland
PR26 7EW

Applicant: Providence Gate Titon Limited and Property Capital Limited

Agent: Mr Graeme Thorpe
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

Development: Hybrid application for a development of a business park/commercial buildings (Class B1), a petrol filling station (Sui Generis) and restaurant drive thru together with associated roads and landscaping, comprising of:

- a) Outline application for development of a petrol filling station and restaurant drive thru (access applied for)
- b) Reserved matters application for a development of a business park/commercial buildings (Classes B1) pursuant to the parent consent (07/2017/3361/ORM) with access road and landscaping (Lower and Upper Titan)
- c) Full application for additional access to the site from Ashton Way

The officer recommendation was proposed by Councillor James Flannery, seconded by Councillor Phil Smith and subsequently

Resolved: (Unanimously)

That the application be approved with conditions.

122 07/2022/00063/FUL - 5 East Square, Longton

Councillor Jon Hesketh left the meeting for the duration of this item and did not take part in the vote.

Registered speaker(s): None

Address: 5 East Square
Longton
Lancashire
PR4 5NL

Applicant: Mr Tom Banks

Agent: Mr Chris Weetman
1 Reeveswood
Eccleston
Chorley
PR7 5RS

Development: Erection of 1 no. detached bungalow with access off Long Croft

The officer recommendation was proposed by Councillor Phil Smith, seconded by Councillor Gareth Watson, and it was subsequently

Resolved: (Unanimously)

That the application be refused on the grounds that the siting of the proposed bungalow will appear overly prominent in the street scene and as such will detract from the character and appearance of the area when viewed from Long Croft. The proposal is therefore contrary to Policy B1 and G17 of the South Ribble Local Plan.

123 07/2021/00671/FUL - Wingnut Ltd., Tomlinson Road, Leyland

Councillor Jon Hesketh returned to the meeting.

Registered speaker(s): None

Address: Wingnut Ltd.
Tomlinson Road
Leyland
Lancashire
PR25 2DY

Applicant: CH Holdings Limited

Agent: MCK Associates
Burnaby Villa

48 Watling Street Road
Fulwood
Preston
PR2 8BP

Development: Erection of 13 no. industrial units (for use classes B2/B8/E(C)/E (G)) with associated parking and servicing.

The officer recommendation was proposed by Councillor Caroline Moon, seconded by Councillor Jon Hesketh, and it was subsequently

Resolved: (Unanimously)

That the application be approved with conditions.

124 07/2022/00045/FUL - St Aidans Church, 46 Station Road, Bamber Bridge

Councillor Chris Lomax left the meeting for the duration of this item and did not take part in the vote.

Registered speaker(s): None

Address: St Aidan's Church
46 Station Road
Bamber Bridge
Preston
PR5 6QL

Applicant: Brownedge Christian Together Foodbank

Agent: Miss Samantha Jones
Civic Centre
West Paddock
Leyland
PR25 1DH

Development: Provision of a shipping container within the car park to house a foodbank.

The officer recommendation was proposed by Councillor James Flannery, seconded by Councillor Clare Hunter, and it was subsequently

Resolved: (Unanimously)

That the application be approved with conditions.

125 07/2021/000884/FUL - 51 Hough Lane, Leyland

Councillor Chris Lomax returned to the meeting.

Registered speaker(s): None

Address: 51 Hough Lane

Leyland
Lancashire
PR25 2SA

Applicant: Wine & Beer Co. Ltd.

Agent: Mr David Perry
Extended Design Limited
97 The Farthings
Astley Village
Chorley
PR7 1SH

Development: Change of use to Class E(b) (Sale of food and drink for consumption (mostly) on the premises) incorporating a new shop frontage and outside seating area

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

Resolved: (Unanimously)

That the application be approved with conditions.

126 South Ribble Annual Monitoring Report 2020/2021

The committee received a report of the Director of Planning and Development which sought approval of the draft 2020/2021 Monitoring Report for the 2015 South Ribble Local Plan, which all local authorities are required to publish on their website.

The report highlighted key achievements, such as

- A total of 414 housing completions
- Completion of 37 affordable dwellings
- Retention of Green Flag status for three parks in the borough

Members requested that the report be updated prior to publication to include information on the total number of units in each local centre, to provide further detail with regards to the number of vacant units.

There was also some confusion over whether the target for affordable housing was 30 dwellings or 30%. The Director of Planning and Development advised that this monitoring report related to the South Ribble Local Plan, which had a target of 30 affordable dwellings being completed per year.

It was acknowledged that the Central Lancashire Core Strategy requests that 30% of a development be affordable houses, where applicable, and that this discrepancy would be addressed in the new Local Plan which was currently under review.

It was requested that paragraph 2.5 of the appendix be rewritten to clarify this position and that the report be recirculated to members of the committee prior to publication.

Resolved: (Unanimously)

That

1. the draft Monitoring Report be approved for publication on the Council's website, subject to revisions requested at the meeting and
2. authority is delegated to the Director for Planning and Development to make minor text, layout and formatting changes prior to publication, as necessary.

Chair

Date