

Minutes of Planning Committee

Meeting date Thursday, 10 November 2022

Members present: Councillors Caleb Tomlinson (Chair), Mal Donoghue (Vice-Chair), James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Phil Smith, Gareth Watson, Peter Mullineaux, Colin Sharples and Kath Unsworth

Officers: Jonathan Noad (Director of Planning and Development), Steven Brown (Head of Development Management), Tasneem Safdar (Shared Legal Services Team Leader), Chris Sowerby (Development Planning Team Leader), Janice Crook (Senior Planning Officer), Daniel Power (Senior Planning Officer) and Ben Storey (Democratic and Member Services Officer)

Other members Councillors Jacky Alty, Michael Green, Karen Walton, Margaret Smith and Keith Martin

Public: 14

43 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.

44 Apologies for Absence

Apologies for absence were received for the following:

- Councillor Clare Hunter – substituted by Councillor Kath Unsworth.
- Councillor Barrie Yates – substituted by Councillor Peter Mullineaux.
- Councillor Chris Lomax – substituted by Councillor Colin Sharples
- Councillor Will Adams
- Councillor Caroline Moon

45 Declarations of Interest

Councillor Michael Green, attending the meeting as a registered speaker on another item, declared an interest in item 6 – Cuerden Strategic Site and item 7 – Land at Woodcock Estate as a County Councillor whose Planning Committee would be determining these applications.

46 Minutes of meeting Thursday, 6 October 2022 of Planning Committee

Resolved: (Unanimously)

That the minutes of the meeting held on Thursday, 6 October 2022, be approved as a correct record for signing by the Chair.

47 Appeal Decisions

Planning Manager, Steven Brown informed Committee of one appeal in respect of 5 East Square, Longton which had been lost. It concerned the erection of a detached bungalow with access comprising of garden areas close to neighbouring properties.

The Inspector acknowledged that the dwelling would not have similar space to the front as other dwellings but he concluded that as most of the neighbouring gardens appeared hard paved with limited vegetation it wouldn't appear at odds with the area. In addition, due to the relatively low height of the proposal it would not appear out of place, overbearing or unduly prominent and on that basis allowed the appeal.

48 LCC/07/2022/00044- Cuerden Strategic Site, East of Stanifield Lane, Lostock Hall

Registered speakers: One supporter

Address: Cuerden Strategic Site, East of Stanifield Lane,
North of Clayton Farm, West of Wigan Road,
Lostock Hall

Applicant: Lancashire County Council and Maple Grove
Developments Ltd.

Agent: Mr Paul Reeves
Barton Willmore
7 Soho Square
London
W1D 3QB

Development: Application for Outline Planning Permission (with all matters reserved save for access from the public highway and strategic green infrastructure/landscaping) for a mixed-use development including the provision of Employment Class E(a); food, drink and drive-through restaurant use (Use Class E(b)/Sui Generis Drive- Through); hotel use (Use Class C1); health, fitness and leisure use (Use Class E(d)/F(e)/F2(b)); creche/nursery (Class E(f)); car showrooms (Use Class Sui Generis Car Showroom); Residential use (C3) the provision of associated car parking, access, public open space, landscaping and drainage

The officers recommendations were proposed by Councillor James Flannery and seconded by Councillor Phil Smith. It was subsequently;

Resolved: (Unanimously)

That the Committee agreed that the officer's recommendations plus additional concerns relating to traffic, highways and the application area applied for be submitted to Lancashire County Council, with a final response delegated to the Chair of the Committee for approval.

49 LCC/2022/0048 - Land at Woodcock Estate, Stanifield Lane, Farington

Registered speakers: Councillor Jacky Alty

Address: Land at Woodcock Estate, Stanifield Lane, Farington

Applicant: Lancashire County Council and Maple Grove
Developments Ltd.

Agent: Stantec
7 Soho Square
London
W1D 3QB

Development: Proposed cricket facility comprising 2 no. cricket ovals and associated pavilion building and spectator seating, covered cricket nets, access, parking, landscaping and associated works (including temporary event overlay facilities on ticketed match days), realignment of public right of way Ref 9-12-FP 1, 7-4-FP 6, and public right of way Ref 9-12 FP 2, 7-4-FPS.

The officers recommendations were proposed by Councillor James Flannery and seconded by Councillor Gareth Watson. It was subsequently;

Resolved: (Unanimously)

The Committee agreed that the officer's recommendations plus the addition of concerns raised by Committee members be submitted to Lancashire County Council, with a final response delegated to the Chair of the Committee for approval.

50 07/2022/00729/FUL- Land to the West of Midge Hall Lane, Midge Hall

Registered speakers: Councillor Michael Green and the applicant.

Address: Land To The West Of Midge Hall Lane Adjacent Paintball
Venue
Midge Hall Lane
Midge Hall
Leyland
Lancashire
PR26 6TN

Applicant: Miss Fiona Horton

Agent: Mr Richard Elliott
Hamill House
112-116 Chorley New Road
Bolton
BL1 4DH

Development: The change of use of land from agriculture to the use as a dog exercise field with associated hardstanding, and the installation of 1.9m fencing and gate.

An amendment to refuse the application was proposed by Councillor Mary Green but was not seconded.

The officers recommendations were proposed, with additional conditions relating to the number of vehicles permitted and amendments to Winter opening hours, by Councillor James Flannery and seconded by Councillor Colin Sharples. It was subsequently;

Resolved: (For: 10 Against: 1)

that the application be approved subject to the conditions outlined within the report and with additional conditions relating to the number of vehicles permitted and Winter opening hours.

51 07/2022/00778/FUL- 16 On the Hill, Liverpool Road, Penwortham

Registered speakers: None.

Address: 16 Liverpool Road
Penwortham
Preston
Lancashire
PR1 0AD

Applicant: Mr Antony Anderson
Preston Pub Co Ltd
16 Liverpool Road
Penwortham
PR1 0AD

Development: Erection of pergola structure to the front of the premises.

The officers recommendations were proposed by Councillor James Flannery and seconded by Councillor Phil Smith. It was subsequently;

Resolved: (Unanimously)

that the application be approved subject to conditions outlined within the report.

52 07/2022/00475/FUL - Storage Building, Newgate Lane, Whitestake

Registered speakers: 4 objectors, 1 supporter, Councillors Margaret Smith and Michael Green and the applicant.

Address: Storage Building
Newgate Lane
Whitestake
Lancashire

Applicant: Mr Steve Fairclough

Agent: Mr Chris Weetman
1 Reeveswood
Eccleston
Chorley

PR7 5RS

Development: Change of use from agricultural storage barns to non agricultural storage (B8 Use Class) together with the formation of an area of hardstanding (part retrospective)

Councillor Mal Donoghue declared a personal interest as the applicant was known to him. Councillor Mal Donoghue left the meeting and did not take part in the debate or vote on this item.

The officers recommendation to approve the application, subject to conditions, was proposed by Councillor Colin Sharples but was not seconded.

An amendment to refuse the application was proposed by Councillor Mary Green and seconded by Councillor Phil Smith.

A further amendment to defer the application was proposed by Councillor Flannery and seconded by Councillor Jon Hesketh. It was subsequently;

Resolved: (For: 6 Against: 4)

that the application be deferred to allow further discussion between officers, the applicant and residents to resolve outstanding concerns.

Following the vote on this item, Councillor Mal Donoghue returned to the meeting.

53 07/2022/00705/FUL - 270 Carnfield Place, Bamber Bridge

Registered speakers: None.

Address: 270 Carnfield Place
Walton Summit Industrial Estate
Bamber Bridge
Preston
Lancashire
PR5 8AN

Applicant: THE ICO CO STORAGE AND LOGISTICS

Agent: Mr I Trundley
Salgate Barn Islington Road
Tilney All Saints
Kings Lynn
PE34 4RY

Development: Erection of detached cold store building

The officers recommendations were proposed by Councillor Phil Smith and seconded by Councillor Mary Green. It was subsequently;

Resolved: (Unanimously)

that the application be approved subject to conditions outlined within the report.

Chair

Date