

Minutes of	Planning Committee
Meeting date	Thursday, 8 December 2022
Members present:	Councillors Caleb Tomlinson (Chair), Mal Donoghue (Vice-Chair), Will Adams, Mary Green, Harry Hancock, Jon Hesketh, Clare Hunter, Chris Lomax, Caroline Moon, Gareth Watson, Barrie Yates, Damian Bretherton and Colin Sharples
Officers:	John Harrison (Interim Director of Planning and Development), Steven Brown (Head of Development Management), Debbie Roberts (Development Planning Team Leader), Tasneem Safdar (Shared Legal Services Team Leader), Janice Crook (Senior Planning Officer) and Ben Storey (Democratic and Member Services Officer)
Other members and officers:	Councillors Julie Buttery, Colin Coulton, Jacqui Mort and attended virtually Councillor Karen Walton.
Public:	15

54 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.

55 Apologies for Absence

Apologies for absence were received for the following:

- Councillor Phil Smith – substituted by Councillor Damian Bretherton.
- Councillor James Flannery – substituted by Councillor Colin Sharples.

56 Declarations of Interest

Councillor Gareth Watson declared a prejudicial interest in item 8 – Gregson Lane Community Centre and would leave the meeting for this item.

Councillor Barrie Yates declared a personal interest in item 8 – Gregson Lance Community Centre, Hoghton. Councillor Barrie Yates also declared a pecuniary interest in item 9 – Danesway, 52 Hall Lane, Longton and would leave the meeting for this item.

Councillor Damian Bretherton declared a personal interest in items 10 and 11 - Middleforth Hall Farm, Factory Lane, Penwortham.

57 Minutes of meeting Thursday, 10 November 2022 of Planning Committee

Resolved: (For: 9 Abstain: 4)

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

58 Appeal Decisions

Planning Manager, Steven Brown informed Committee of one appeal decision in respect of Hiltons Farm, 2 Jane Lane which had been won. It concerned an enforcement notice on the material change of use of lands and buildings and followed an earlier unsuccessful appeal. After a two day public inquiry, the planning inspector dismissed the appeal with the appellant required to remove materials and buildings and to cease use – full costs were also awarded to the Council.

59 07/2022/00689/FUL - Gables Farm Livery Stables, Lindle Lane, Hutton

Registered speakers: None.

Address: Gables Farm Livery Stables, Lindle Lane, Hutton

Applicant: Miss Nicola Wildman
47 Clanfield
Preston

Development: Change of use from livery yard to dog training facility, and erection of 6 no: floodlights to rear outdoor area

Following ongoing discussions between the applicant and the planning team, the applicant had requested the application be deferred to the next meeting of the Planning Committee to allow time for further negotiations.

An amendment to defer the application was proposed by Councillor Gareth Watson and seconded by Councillor Will Adams. It was subsequently;

Resolved: (Unanimously)

that the application be deferred to allow for further negotiations around noise conditions to take place at the request of the applicant.

60 07/2022/00457/FUL - Former Lostock Hall Primary School Site, Avondale Drive, Lostock Hall

Registered speakers: Councillor Jacqui Mort and the applicant.

Address: Former Lostock Hall Primary School site
Avondale Drive,
Lostock Hall,
Preston PR5 5BQ

Applicant: Westchurch Homes Ltd

Agent: Maybern Planning & Development
Hurstwood Court Business Centre

New Hall Hey Road
Rawtenstall,
Rossendale BB4 6HR

Development: Erection of 50 Residential Units with access, parking, open space and landscaping infrastructure.

Approval of the officer's recommendations was proposed by Councillor Caroline Moon and seconded by Councillor Jon Hesketh. It was subsequently;

Resolved: (Unanimously)

that Committee are minded to approve the application, and that the decision is delegated to the Interim Director of Planning and Development in consultation with Chair and Vice-Chair of the Planning Committee upon successful completion of a legal agreement to secure a financial contribution towards public open space and on-site affordable housing.

61 07/2022/00798/FUL - Gregson Lane Community Centre, Hoghton

Councillor Gareth Watson left the meeting.

Registered speakers: None.

Address: Gregson Lane Community Centre
Gregson Lane
Hoghton

Applicant: Mrs J Gibson

Development: Erection of new community centre following demolition of existing, and associated works

Approval of the officer's recommendation was proposed by Councillor Chris Lomax and seconded by Councillor Clare Hunter. It was subsequently;

Resolved: (Unanimously)

that the application be approved with conditions outlined within the officers' report.

Following the vote on this item, Councillor Gareth Watson returned to the meeting.

62 07/2022/00692/REM - Danesway, 52 Hall Lane, Longton

Councillor Barrie Yates left the meeting.

Registered speakers: 3 objectors, Councillors Colin Coulton and Julie Buttery and the applicant's agent.

Address: Danesway
52 Hall Lane
Longton

Preston PR4 5ZD

Applicant: Mr and Mrs Howe

Agent: Mr Louis Webb
De Pol Associates
Farington House
Stanifield Lane
Farington
PR25 4UA

Development: Reserved Matters application for details of Access, Appearance, Landscaping, Layout and Scale for the erection of 2 dwellinghouses following outline approval 07/2019/7582/OUT (Amended Plans)

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

An amendment to defer the application was proposed by Councillor Will Adams and seconded by Councillor Gareth Watson. It was subsequently;

Resolved: (For: 11 Against: 1)

that the application be deferred to allow for further negotiations between the applicant, ward members and residents on issues raised by the Committee.

Following the vote on this item, Councillor Barrie Yates returned to the meeting.

63 07/2022/00272/FUL - Middleforth Hall Farm, Factory Lane, Penwortham

Registered speakers: the applicant's agent.

Address: Middleforth Hall Farm
Factory Lane
Penwortham
Preston PR1 9TE

Applicant: Mr & Mrs Barnard

Agent: Mr Chris Homer
46 Jepps Avenue
Barton
Preston PR3 5AS

Development: Conversion of existing barns together with extensions, rebuilding and demolition works to form a detached dwelling with associated landscaping and external works.

Councillor Gareth Watson proposed to refuse the application, as per the officer's recommendation and was seconded by Councillor Mary Green. The substantive motion was lost (**For: 3 Against: 10**)

An amendment to approve the application was proposed by Councillor Damian Bretherton and seconded by Councillor Caroline Moon. It was subsequently;

Resolved: (For: 11 Against: 2)

that Committee are minded to approve the application, and that the decision is delegated to the Interim Director of Planning and Development in consultation with Chair and Vice-Chair of the Planning Committee upon addition of conditions.

64 07/2022/00604/LBC - Middleforth Hall Farm, Factory Lane, Penwortham

Registered speakers: the applicant's agent.

Address: Middleforth Hall Farm
Factory Lane
Penwortham
Preston PR1 9TE

Applicant: Mr & Mrs Barnard

Agent: Mr Chris Homer
46 Jepps Avenue
Barton
Preston PR3 5AS

Development: Listed Building Consent for the conversion of existing barns together with extensions, rebuilding and demolition works to form a detached dwelling with associated landscaping and external works – associated planning application 07/2022/00272/FUL.

Councillor Gareth Watson proposed to refuse the application, as per the officer's recommendation and was seconded by Councillor Mary Green.

An amendment to approve the application was proposed by Councillor Damian Bretherton and seconded by Councillor Caroline Moon. It was subsequently;

Resolved: (For: 11 Against: 2)

that Listed Building Consent is approved for the conversion of existing barns together with extensions, rebuilding and demolition works to form a detached dwelling with associated landscaping and external works.

Chair

Date