

Minutes of Planning Committee

Meeting date Thursday, 12 January 2023

Members present: Councillors Caleb Tomlinson (Chair), James Flannery, Harry Hancock, Jon Hesketh, Clare Hunter, Chris Lomax, Caroline Moon, Phil Smith, Gareth Watson, Barrie Yates, Damian Bretherton and Colin Sharples

Officers: John Harrison (Interim Director of Planning and Development), Steven Brown (Head of Development Management), Tasneem Safdar (Shared Legal Services Team Leader), Debbie Roberts (Development Planning Team Leader), Emma Sheppard (Planning Consultant), Vicki Thompson-Spears (Planning Officer) and Ben Storey (Democratic and Member Services Officer)

Other members: Councillors Keith Martin and Karen Walton and attending virtually, Councillors Mary and Michael Green

Public: 5

65 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.

66 Apologies for Absence

Apologies for absence were received for the following:

- Councillor Mary Green – substituted by Councillor Damian Bretherton.
- Councillor Will Adams – substituted by Councillor Colin Sharples.
- Councillor Mal Donoghue

67 Declarations of Interest

No interests were declared.

68 Minutes of meeting Thursday, 8 December 2022 of Planning Committee

Resolved: (Unanimously)

That the minutes of the meeting held on Thursday, 8 December 2022, be approved as a correct record for signing by the Chair.

69 Appeal Decisions

Planning Manager, Steven Brown updated the committee on two recent appeal decisions.

The first related to the refusal of permission in principle for two dwellings on Royalty Avenue, New Longton. The Inspector referenced limited infilling in villages being acceptable in his decision and that the proposed dwellings would form a continuous village area. He therefore concluded it would be not be inappropriate development in the greenbelt and granted planning permission.

The second related the former Windmill hotel, Preston New Road, Mellor Brook. The application for a convenience store and petrol filling station, having previously been refused by committee, was the subject of a hearing last year. The Inspector wasn't averse to the design or configuration but concluded that the proposed activity on site would lead to the material harm to the amenity of nearby residential properties and dismissed the appeal.

70 07/2021/01203/HOH - 4 Parklands Close, Penwortham

Registered speakers: None

Address: 4 Parklands Close
Penwortham
Preston
Lancashire
PR1 0QN

Applicant: Peter and Debbie Jones

Agent: Mr John Davis Consultants
56A Liverpool Road
Penwortham
Preston
PR1 0DQ

Development: Part single, part two storey side/rear extension
(amended description)

The officer's recommendation to approve with conditions was proposed by Councillor James Flannery and seconded by Councillor Chris Lomax. It was subsequently;

Resolved: (Unanimously)

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

71 07/2022/00638/OUT - Bridgend, Church Lane, Whitestake

Registered speakers: Councillors Michael Green and Karen Walton and the applicant's agent.

Address: Bridgend
Church Lane
Whitestake

Applicant: Lanley Developments Ltd
Lynton House
Ackhurst Park
Foxhole Road
Chorley

Agent: Mr Joshua Hellowell
PWA Planning
Lockside Road
Preston

Development: Outline Application for the erection of 7no. dwellings (access only).

The officer's recommendation to refuse the application was proposed by Councillor Barrie Yates and seconded by Councillor Gareth Watson. It was subsequently;

Resolved: (Unanimously)

that the application be refused for the following reasons:

- 1) The proposal by virtue of its nature, scale and degree of permanence would be contrary to Policy G3 of the South Ribble Local Plan 2012-2026 as the Council can demonstrate a five-year housing supply.
- 2) The proposal by virtue of its nature, scale and degree of permanence would be contrary to Policy G3 of the South Ribble Local Plan 2012-2026 as the development would harm the ability of the Council to manage the comprehensive development of the area. Therefore, the scheme would not amount to a sustainable form of development.

72 07/2022/00896/FUL - Land To The East Of Penwortham Priory, Crow Hills Road, Penwortham

Registered speakers: None

Address: Land To The East Of Penwortham Priory,
Technology College,
Crow Hills Road,
Penwortham,
Preston,
Lancashire PR1 0JE

Applicant: Mr Neil Martin

Development: Installation of an air handling unit and two air source heat pumps together with the erection of a 3m high security fence

The officer's recommendation to approve with conditions was proposed by Councillor James Flannery and seconded by Councillor Barrie Yates. It was subsequently;

Resolved: (Unanimously)

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

73 07/2022/00731/PIP - Land North Side of Preston New Road, Samlesbury

Registered speakers: the applicants agent.

Address: Land North side of Preston New Road,
Samlesbury
Lancashire

Applicant: Mr Ken Coupe
Hulster Farm
Nabs Head Lane
Samlesbury
Preston PR50UQ

Agent: Andrew Coney – P Wilson & Company
Burlington House
10 Ribbleson Place
Preston PR13NA

Development: Application in Principle for the erection of up to 6 bungalows

An amendment to refuse the application was proposed by Councillor Phil Smith and seconded by Councillor James Flannery. The amendment was subsequently lost (**For: 4 Against: 7 Abstain: 1**)

The officers recommendation to approve was proposed by Councillor Barrie Yates and seconded by Councillor Jon Hesketh. It was subsequently;

Resolved: (For: 7 Against: 4 Abstain: 1)

that the application be approved in principle.

Chair

Date