

**Minutes of Planning Committee**

**Meeting date Thursday, 6 July 2023**

**Members present:** Councillors Caleb Tomlinson (Chair), Elaine Stringfellow (Vice-Chair), Will Adams, Mary Green, Peter Mullineaux, Phil Smith, Kath Unsworth, Haydn Williams, Harry Hancock and Wesley Roberts

**Officers:** Elizabeth Hindle (Head of Planning and Enforcement), Tasneem Safdar (Shared Legal Services Team Leader), Catherine Thomas (Planning Manager), Debbie Roberts (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 Jane Bell, Keith Martin and Margaret Smith

**Public:** 9

**132 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.

**133 Apologies for Absence**

Apologies for absence received from:

- Councillor Matthew Farnworth – substituted by Councillor Wesley Roberts
- Councillor David Shaw – substituted by Councillor Harry Hancock

**134 Declarations of Interest**

No interests were declared.

**135 Minutes of meeting Thursday, 15 June 2023 of Planning Committee**

**Resolved:** (For: 6 Abstain: 4)

That the minutes of the last meeting, held on Thursday 15 June 2023, be signed by the Chair as an accurate record.

**136 Appeal Decisions**

There were no appeal decisions reported.

**137 07/2022/00182/OUT Land Adj To The Fields, Long Moss Lane**

Registered speakers: four objectors and the ward member, Councillor Margaret Smith.

Address: Land Adjacent To The Fields  
Long Moss Lane  
Whitestake  
Lancashire

Applicant: Mr Michael Ellis

Agent: Mr Robert Gifford von Schiller  
Aberdeen House  
Haywards Heath  
RH16 3QG

Development: Outline permission with all matters reserved for the erection of 10 no retirement bungalows, in addition to open space amenity land

Refusal of the application on the grounds that the development would be contrary to the requirements of Policy G4 of the South Ribble Local Plan, as per the officer's recommendation, was proposed by Councillor Haydn Williams and seconded by Councillor Will Adams.

It was subsequently;

**Resolved: (Unanimously)**

That the application be refused due to the proposals being contrary to the requirements of Policy G4 of the South Ribble Local Plan in respect of the site being allocated as Protected Open Land, as set out in the officer's report.

**138 07/2023/00063/FUL Seven Stars School, Peacock Hall Road, Leyland**

Registered speakers: the ward member, Councillor Jane Bell and the applicant's agent.

Address: Seven Stars County School  
Peacock Hall Road  
Leyland  
Lancashire PR25 1TD

Applicant: Department for Education

Agent: Mrs Katie Delaney  
Hurstwood Court  
New Hall Hey Road  
Rawtenstall BB4 6HR

Development: Erection of a part single storey, part 2 storey primary school building together with car parking, landscaping, formation of MUGA, associated works and the installation of temporary classrooms following the demolition of the existing buildings

Approval of the application, as per the officer's recommendation was proposed by Councillor Will Adams and seconded by Councillor Peter Mullineaux with the additional assurance that parking issues in the area be addressed in the Community Use Agreement.

It was subsequently;

**Resolved: (Unanimously)**

that the application be approved, subject to the conditions outlined within the officers report and update sheet, and the inclusion of parking issues being addressed as part of the Community Use Agreement.

**139 07/2022/00689/FUL Gables Farm**

Officers presented a report concerning planning application 07/2022/00689/FUL – Gables Farm, Lindle Lane, Hutton. The committee were reminded that the applicant had appealed against non-determination with the Planning Inspectorate now responsible for making the decision. The view of the Planning Committee was sought on whether the Council should contest the appeal, and advance an argument with the Planning Inspectorate or not to contest the appeal and recommend approval of the application with the imposition of conditions included within the officer's report.

The officer's recommendation that Committee be minded to approve the application, subject to the imposition of conditions and for the Council not to contest the appeal was proposed by Councillor Will Adams and seconded by Councillor Kath Unsworth.

That the Committee be minded to refuse the application, against the officer's recommendation, on the grounds the development would have an adverse impact in respect of noise, odours, emissions or traffic contrary to Policy G2 (c) of the South Ribble Local Plan was proposed by Councillor Peter Mullineaux and seconded by Councillor Phil Smith.

A vote on whether the committee were minded to refuse the application and advance an argument contesting the appeal with the Planning Inspectorate was lost **(For: 4 Against: 6)**

It was subsequently;

**Resolved: (For: 6 Against: 4)**

That the Committee would have been minded to approve the proposal for the change of use and ancillary works, subject to the imposition of the conditions outlined within the officer's report.

The Committee, therefore, did not wish for the Council to contest the appeal.

Chair

Date