

Minutes of Planning Committee

Meeting date Thursday, 1 February 2024

Members present: Councillors Caleb Tomlinson (Chair), Elaine Stringfellow (Vice-Chair), Matthew Farnworth, Mary Green, Peter Mullineaux, David Shaw, Phil Smith, Kath Unsworth, Haydn Williams and Colin Sharples

Officers: Dave Whelan (Head of Legal and Procurement), Catherine Thomas (Planning Manager), Debbie Roberts (Development Planning Team Leader), Chris Sowerby (Development Planning Team Leader), Lisa Matthewson (Senior Planning Officer) and Ben Storey (Democratic and Member Services Officer)

Other members: Councillors Keith Martin, Jacky Alty, Lou Jackson, Lesley Pritchard and attending virtually, Councillor Michael Green

Public: 6

195 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.

196 Apologies for Absence

Apologies for absence were received from Councillor Will Adams who was substituted by Councillor Colin Sharples.

197 Minutes of meeting Thursday, 11 January 2024 of Planning Committee

Resolved: (For: 8 Abstain: 2)

That the minutes of the last meeting, held on Thursday 11 January 2024, be agreed as an accurate record for signing by the Chair.

198 Declarations of Interest

No interests were declared.

199 Appeal Decisions

The Planning Manager provided an update on an appeal decision regarding the proposed erection of a dwellinghouse on land adjoining 22 Cowling Lane, Leyland.

The Inspector concluded that there would be harm arising from the loss of the public open space at the junction of Dever Avenue and Cowling Lane and therefore the appeal was dismissed and planning permission refused.

200 07/2023/00597/FUL - Land North of Ab Inbev, Cuerdale Lane, Samlesbury

Registered speakers: one objector, Cllr Keith Martin, Cllr Jasmine Gleave and the applicant's agent.

Address: Land To North Of Ab Inbev UK Limited
Cuerdale Lane
Samlesbury
Preston
Lancashire PR5 0XD

Applicant: Samlesbury Net Zero Ltd

Agent: Mr Dominic Page
Gerald Eve LLP (4th floor)
No. 1 Marsden Street
Manchester M2 1HW

Development: Erection of a hydrogen production facility and hydrogen vehicle refuelling station, comprising storage tanks, dispatch facilities, pipeline and access road to brewery and associated works

The officers' recommendation to approve the application in principle, with the final decision delegated to the Chair and Vice Chair in consultation with the Director of Planning and Property to grant planning permission subject to the conditions in the report and an additional condition to protect gas infrastructure within the site, and subject to the application not being called in by the Secretary of State. was proposed by Councillor Haydn Williams and seconded by Councillor David Shaw.

An amendment to refuse the application, against the officers' recommendation, on the grounds of loss of greenbelt land was proposed by Councillor Mary Green and seconded by Councillor Peter Mullineaux.

A vote on the amendment to refuse the application was taken and was lost (**For: 2 Against: 8**)

A vote on the officer's recommendation was taken and subsequently;

Resolved: (For: 8 Against: 2)

That the application be approved in principle, with the final decision delegated to the Chair and Vice Chair in consultation with the Director of Planning and Property to grant planning permission subject to the conditions in the report and an additional condition to protect gas infrastructure within the site, and subject to the application not being called in by the Secretary of State.

201 07/2023/00975/FUL - Red Lion Hotel, 138 Liverpool Road, Longton

Registered speakers: None

Address: Red Lion Hotel
138 Liverpool Road
Longton
Preston
Lancashire PR4 5AU

Applicant: Mr Aaron Millar

Agent: Mr R Spencer
RS Design Consultancy Ltd
River Lodge
Walton Green
Walton le Dale

Development: Retrospective change of use of land for retention of food truck (Use Class Sui Generis)

The officers' recommendation to approve the application, subject to the imposition of conditions outlined within the report was proposed by Councillor Phil Smith and seconded by Councillor Kath Unsworth.

It was subsequently;

Resolved: (Unanimously)

That the application be approved, subject to conditions, as per officer recommendation

202 07/2023/00693/FUL - Bison Place, Moss Side Industrial Estate, Leyland

Registered speakers: Cllr Michael Green

Address: Moss Side Industrial Estate
Bison Place
Moss Side Industrial Estate
Leyland
Lancashire
PR26 7QR

Applicant: Norlec Sheet Metal Ltd

Agent: Mr JYM Partnership
28 Sceptre Way
Bamber Bridge
Preston
PR5 6AW
United Kingdom

Development: New industrial units comprising use classes E (formerly B1a offices, B1b research & development, and B1c light industrial), B2 (General Industrial) and B8 (Storage & Distribution) with associated works.

The officers' recommendation to refuse the application, as outlined within the report was proposed by Councillor Phil Smith and seconded by Councillor Colin Sharples.

It was subsequently;

Resolved: (Unanimously)

That the application be refused as per recommendations outlined within the officers' report.

203 07/2022/00251/FUL - Land at Old School Lane, Lostock Hall

Registered speakers: Cllr Michael Green, Cllr Jacky Alty and the applicant.

Address: Land At Old School Lane,
Lostock Hall,
Lancashire

Applicant: Brookhouse Group Limited

Agent: Alyn Nicholls
140 Denby Lane
Upper Denby
Huddersfield
HD8 8UN

Development: The creation of a new vehicular access off Old School Lane, realignment of Old School Land and alterations to the junction of Old School Lane and Lostock Lane (A582)

The officers' recommendation to approve the application, subject to the imposition of conditions outlined within the report was proposed by Councillor Haydn Williams and seconded by Councillor Phil Smith.

An amendment to refuse the application, against the officers' recommendation, on the grounds of loss of amenity was proposed by Councillor Mary Green but was not seconded.

A vote on approval of the application was taken and was subsequently;

Resolved: (For: 9 Against: 1)

That the application be approved, subject to conditions, as per officer recommendation.

Chair

Date

