

MINUTES OF PLANNING COMMITTEE

MEETING DATE **Wednesday, 17 July 2019**

MEMBERS PRESENT: Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Jane Bell, Mary Green, Jon Hesketh, Cliff Hughes, Keith Martin, Christine Melia, Caroline Moon, D C Shaw, Phil Smith and Barrie Yates

OFFICERS: Dave Whelan (Legal Services Manager/Interim Monitoring Officer), Jonathan Noad (Director of Planning and Property), Charlotte Lynch (Democratic and Member Services Officer), Janice Crook (Planning Officer), Debbie Roberts (Planning Officer) and Chris Sowerby (Interim Assistant Planning Manager (Development Management))

OTHER MEMBERS AND OFFICERS: Councillor William Evans (Cabinet Member (Planning, Regeneration and City Deal)), Councillor Jim Marsh, Councillor Stephen Thurlbourn and Councillor Matthew Trafford (Member Champion (Youth))

PUBLIC: 16

22 Welcome and Introduction

The Chair, Councillor Caleb Tomlinson, welcomed members of the public to the meeting, introduced the committee and explained the roles of its members and proceedings.

23 Apologies for Absence

An apology for absence was received from Councillor Mick Higgins.

24 Declaration of Interest

Councillor Barrie Yates declared a personal interest in Item 7 – 25 Turpin Green Lane.

The Council's Director of Planning and Property declared a personal interest in Item 8 – Pearson House, Station Road, Bamber Bridge.

25 Minutes of the Last Meeting

RESOLVED: (Unanimously)

That the minutes of the meeting held on Wednesday, 26 June 2019 be signed as a correct record.

26 Appeal Decisions

There were none to report.

27 07/2019/3474/VAR - Land off Brindle Road, Bamber Bridge

Speakers: 1 objector and Ward Councillor Jim Marsh

Address: Land off Brindle Road, Bamber Bridge, Lancashire

Applicant: Bellway Homes (Manchester) Ltd

Development: Application for the variation of condition 2 (Approved plans) and 7 (Environmental Noise study) to amend the boundary treatment measures of planning permission 07/2017/2900/FUL

RESOLVED: (Yes: 10 No: 1)

That

1. The decision be delegated to the Director of Planning and Property in consultation with the Chair and Vice Chair of Planning Committee following the completion of an amended Section 106 Agreement to include this Section 73 Variation of Condition application.
2. The proposed changes to the boundary fence to the rear of plots 49-51 be omitted.

28 07/2019/5054/FUL - 25 Turpin Green Lane, Leyland

Speakers: 3 objectors and Councillor Stephen Thurlbourn

Address: 25 Turpin Green Lane, Leyland, Preston, Lancashire, PR25 3HA

Applicant: Mr S Porter

Agent: Mr Matthew Cross, 182 Rawlinson Lane, Heath Charnock, Chorley, PR7 4DJ

Development: Two storey rear extension including division into 2no A1 retail units at ground floor and 1no one bedroomed apartment at first floor, following demolition of existing single storey extension to rear

An amendment was moved by Councillor Barrie Yates and seconded by Councillor Jon Hesketh that the application be refused on the grounds that the proposed two storey rear extension would have a detrimental impact on the residential amenity of the adjacent residential dwelling, 27 Turpin Green Lane, by virtue of its massing, proximity, height, scale and window placement, leading to an overbearing effect and loss of privacy, contrary to Policy G17 in the South Ribble Local Plan.

Upon being put to the vote, it was RESOLVED (Unanimously) that the application be refused for the reason stated.

29 07/2019/3551/FUL - Pearson House, Station Road, Bamber Bridge

Speakers: None

Address: Pearson House, Station Road, Bamber Bridge

Applicant: Mr P Patel, South Ribble Borough Council

Agent: Mr Lee McGregor, LMC Architecture, 4 Dovedale Drive, Ightenhill, Burnley, BB12 8XD

Development: Conversion of existing vacant building to form 8no flats with office area at ground floor

RESOLVED: (Unanimously)

That the application be approved subject to conditions.

30 07/2019/5199/DEM - The Water Tower, 2 Cop Lane, Penwortham

Speakers: None

Address: The Water Tower, 2 Cop Lane, Penwortham, Preston, Lancashire, PR1 0SR

Applicant: Mr Gary Hall

Agent: Mr Neil Maitland, E&G Construction NW Ltd, 135 Liverpool Road, Penwortham, PR1 0QH

Development: Relevant demolition and replacement of existing conservatory within Penwortham Conservation Area

RESOLVED: (Unanimously)

That the application be approved subject to conditions.

31 Exclusion of the Press and Public

RESOLVED: (Unanimously)

That the press and public be excluded from the meeting.

32 Appeal against the refusal of planning permission at Land at Olive Farm and Land North of Methuen Drive, Hoghton

The committee received a confidential report which sought endorsement of the Council's approach in an upcoming Planning Appeal Hearing.

RESOLVED: (Unanimously)

That the Committee endorses the recommendation made by officers.

Chair

Date