

MINUTES OF PLANNING COMMITTEE

MEETING DATE **Wednesday, 21 August 2019**

MEMBERS PRESENT: Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Will Adams, James Flannery, Mary Green, Jon Hesketh, Cliff Hughes, Keith Martin, Christine Melia, David Shaw, Phil Smith and Barrie Yates

OFFICERS: Dave Whelan (Legal Services Manager/Interim Monitoring Officer), Charlotte Lynch (Democratic and Member Services Officer), Steven Brown (Head of Development Management), Janice Crook (Planning Officer), Debbie Roberts (Planning Officer) and Chris Sowerby (Development Planning Team Leader)

OTHER MEMBERS AND OFFICERS: Councillor Colin Clark, Councillor Colin Coulton, Councillor William Evans (Cabinet Member (Planning, Regeneration and City Deal)), Councillor David Howarth (Leader of the Liberal Democrats Group), Councillor Margaret Smith (Leader of the Opposition and Leader of the Conservative Group) and Councillor Stephen Thurlbourn

PUBLIC: 21

33 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.

34 Apologies for Absence

An apology for absence was received from Councillor Caroline Moon

35 Declaration of Interest

Councillor Caleb Tomlinson declared a non-prejudicial interest in Item 7 – Leyland Sports Association.

Councillor Phil Smith declared a prejudicial interest in Item 8 – South Ribble Tennis Centre.

Councillor Will Adams declared a prejudicial interest in Item 9 – 27 Liverpool Road, Penwortham.

Councillor David Shaw declared a personal interest in Items 9 and 10 – 27 Liverpool Road, Penwortham.

Councillor Keith Martin declared a prejudicial interest in Item 10 – 27 Liverpool Road, Penwortham.

Councillor James Flannery declared a prejudicial interest in Item 10 – 27 Liverpool Road, Penwortham.

36 Minutes of the Last Meeting

RESOLVED: (Unanimously)

That the minutes of the meeting held on Wednesday, 17 July 2019 be signed as a correct record by the Chair.

37 Appeal Decisions

The Head of Development Management informed the committee of two appeals which had been referred to the Planning Inspector relating to:

- Land at Balshaw Farm – appeal dismissed
- Spinners Square, Bamber Bridge – appeal dismissed

38 07/2019/1810/FUL - Land at 7 Marsh Lane and Golden Ball Hotel, Marsh Lane, Longton

Speakers: 4 objectors, Ward Councillors Colin Clark and Colin Coulton, and the Applicant (Ms Tracy Kneen)

Address: Land at 7 Marsh Lane / Golden Ball Hotel, Marsh Lane, Longton

Applicant: Mr Anthony Kneen, Kneen Developments Ltd.

Agent: Mr Phil Robinson, Graham Lea Architecture, Fourth Floor, Media Factory, Kirkham Street, Preston, PR1 2HE

Development: Residential development for the erection of 9 dwellings together with associated infrastructure following demolition of existing bungalow and ancillary buildings

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report and an update to condition 22 that external lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within the site or trees and hedgerows in the area. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Professionals guidance Bats and Artificial Lighting in the UK 08/18).

39 07/2019/3497/FUL - Leyland Sports Association, Thurston Road, Leyland

Speakers: the Applicant (Mr James Metcalf)

Address: Leyland Sports Association, Thurston Road, Leyland

Applicant: Mr James Metcalf

Development: Change of use from Social Club (Sui Generis) to Class A4 (Drinking establishments) and an infill extension to front/side elevation

RESOLVED: (Yes: 10 No: 2)

That the application be refused for the following reason:

1. The submission fails to demonstrate that internal and external use of the premises by virtue of noise, increased use and activity associated with a drinking establishment (Class A4) would not have an adverse impact on the amenities of neighbouring properties. The proposal is therefore contrary to Policies B1(c) and G17(a) of the South Ribble Local Plan, Policy G17(c & d) of the Central Lancashire Core Strategy.

40 07/2019/4950/FUL - South Ribble Tennis Centre

Councillor Phil Smith left the room.

Speakers: None

Address: South Ribble Tennis Centre

Applicant: Mr Mark Snaylam, South Ribble Community Leisure and West Lancs Community Leisure

Agent: Miss Weronika Banaszewska, Space and Place Architects, 52 Princess Street, Manchester, M1 6JX

Development: Extension to existing car park to provide an additional 46 spaces

RESOLVED: (Unanimously)

That the application be approved subject to conditions.

41 07/2019/5877/FUL - 27 Liverpool Road, Penwortham

Councillor Phil Smith returned to the meeting.

Speakers: Ward Councillor David Howarth and the Applicant (Miss Juliet Preston)

Address: 27 Liverpool Road, Penwortham, Preston, Lancashire

Applicant: Miss Juliet Preston, Inkarma Ltd., 69 Larches Lane, Preston

Development: Change of use from office (B1) to tattoo studio (Sui Generis)

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report and an amendment to condition 3 that the premises hereby approved shall not be open to customers outside the hours of 0900 hrs to 1800 hrs Monday to Saturday and shall not open on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.

42 07/2019/5782/FUL - 27 Liverpool Road, Penwortham

Councillors James Flannery and Keith Martin left the meeting.

Speakers: Ward Councillor David Howarth

Address: 27 Liverpool Road, Penwortham, Preston, Lancashire

Applicant: Mr Luciano Ciavatta

Agent: A&T Architectural Design Ltd., 115 Church Street

Development: Change of use from office (B1) to hot food takeaway (A5)

RESOLVED: (Yes: 9 No: 1)

That the application be refused for the following reasons:

1. By reason of increased noise, odours and general activity associated with a hot food takeaway, particularly during evening hours, the proposed change of use would be detrimental to the amenity of neighbouring residential properties, particularly the residents of the Water Tower as contrary to Policy G17 of the South Ribble Local Plan and Core Strategy Policy 17.
2. That by virtue of its scale, siting and design the proposed flue and waste storage area are considered to have a detrimental impact on the character and visual appearance of the Rawstorne Road Conservation Area, Penwortham District Retail Centre and the setting of a Grade II listed building (The Fleece Inn) as contrary to Policy G17 of the South Ribble Local Plan, Central Lancashire Core Strategy Policy 16 and the National Planning Policy Framework 2019.

43 07/2019/2044/FUL - Storage Land and Premise, Tomlinson Road, Leyland

Councillors James Flannery and Keith Martin returned to the meeting.

Speakers: Councillor Stephen Thurlbourn

Address: Storage Land and Premise, Tomlinson Road, Leyland, Lancashire

Applicant: Clive Hurt (Plant Hire) Ltd.

Agent: MCK Associates, Burnaby Villa, 48 Watling Street Road, Fulwood, Preston, PR2 8BP

Development: Erection of 8no. single storey industrial units (classes B1, B2 and B8) with associated access road and car parking

RESOLVED: (Unanimously)

That the application be subject to conditions outlined in the report and on the update sheet.

44 07/2019/6068/ADV - Meadowcroft Business Park, Pope Lane, Whitestake

Speakers: Ward Councillor Margaret Smith

Address: Meadowcroft Business Park, Pope Lane, Whitestake, Preston, PR4 4BA

Applicant: Bailey

Agent: Miss Emma Lambert, Bushell Street Mill, Bushell Street, Preston, PR1 2SP

Development: Illuminated and non-illuminated advertisement scheme

RESOLVED: (Unanimously)

That

1. consent be granted and the decision delegated to the Head of Development Management in consultation with the Chair of Planning Committee on completion of the consultation period, subject to no further representations being received, and receipt of written confirmation from the applicant that an automatic timer can be fitted with an agreed timeframe to turn the lighting on the signage approved off between the hours of 9.00pm and 8.00am.
2. should the applicant reject the condition that the lighting on the signage approved be switched off between the hours of 9.00pm and 8.00am or be unable to install a timer that would allow the lights to automatically turn off, the application will come back for determination by the Planning Committee.
3. a letter be sent on behalf of the Planning Committee to the applicant expressing deep concern at the number of retrospective applications being received for the site.

Chair

Date