

MINUTES OF PLANNING COMMITTEE

MEETING DATE Wednesday, 18 December 2019

MEMBERS PRESENT: Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Will Adams, James Flannery, Keith Martin, Christine Melia, David Shaw and Barrie Yates

OFFICERS: Dave Whelan (Shared Services Lead - Legal & Deputy Monitoring Officer), Jonathan Noad (Director of Planning and Property), Chris Sowerby (Development Planning Team Leader), Linda Ashcroft (Planning Assistant), Jessica Jarman (Planning Officer) and Charlotte Lynch (Democratic and Member Services Officer)

OTHER MEMBERS AND OFFICERS: Councillor Paul Foster (Leader of the Council and Leader of the Labour Group), Councillor Aniela Bylinski Gelder (Cabinet Member (Community Engagement, Social Justice and Wealth Building)), Councillor Colin Clark, Councillor William Evans (Cabinet Member (Planning, Regeneration and City Deal)), Councillor Peter Mullineaux and Councillor Matthew Tomlinson (Cabinet Member (Finance, Property and Assets))

PUBLIC: 24

80 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.

81 Apologies for Absence

Apologies for absence were received from Councillors Mary Green, Caroline Moon and Phil Smith.

82 Declarations of Interest

Councillor Barrie Yates declared a non-prejudicial interest in Item 6 – 2 Arkholme Drive, Longton.

83 Minutes of the Last Meeting

RESOLVED: (Unanimously)

That the minutes of the last meeting, held on Wednesday, 20 November 2019, be signed as a correct record by the Chair.

84 Appeal Decisions

The Director of Planning and Property informed the committee of three appeals which had been referred to the Planning Inspector, relating to:

- Lime Bar, Liverpool Road, Penwortham – variance to condition 10 allowed, variances to conditions 8 and 9 dismissed.
- Land south of Chain House Lane, Whitestake, Preston – appeal dismissed.
- Land at Olive Farm and Land North of Methuen Drive, Hoghton – appeal upheld.

85 07/2019/1209/FUL - 2 Arkholme Drive, Longton

Speakers: 4 objectors, Ward Councillor Colin Clark, Councillor Paul Foster, Councillor Bill Evans, the Applicant (Ms Jackie Hudson of Cherish UK) and the Agent (Mr Peter Watson)

Address: 2 Arkholme Drive, Longton, Preston, Lancashire, PR4 5DE

Applicant: Cherish UK Ltd.

Agent: Mr Peter Watson, 9 Skyways Commercial Campus, Amy Johnson Way, Blackpool, Lancashire, FY4 3RS

Development: Change of use of existing dwelling (Use Class C3) to Residential Institution (Use Class C2)

An amendment was moved by Councillor Adams, seconded by Councillor Martin that the application be approved, subject to conditions outlined in the report and an amendment to condition 3 that the use hereby permitted shall be restricted to a maximum of three residents (**aged 8 years – 18 years**) at any one time to enable the Local Planning Authority to retain control over the use of the land.

Upon being put to the vote, it was RESOLVED (Unanimously) that the application be approved subject to conditions outlined in the report and the amended condition as outlined above.

86 07/2019/8927/HOH - 13 Nabs Head Lane, Samlesbury, Preston

Speakers: Ward Councillor Peter Mullineaux

Address: 13 Nabs Head Lane, Samlesbury, Preston, Lancashire, PR5 0UQ

Applicant: Mr Dean Mather

Development: Retrospective application for a detached outbuilding to front

An amendment was moved by Councillor Martin, seconded by Councillor Adams, that the application be approved subject to conditions and an amendment to condition 2 that within one month of the date of this permission, details of proposed paint colour for the outbuilding **and fence situated along the front boundary** shall be supplied to, and agreed in writing with the Local Authority, the painting shall then

be carried out within a further two months from the date of agreement. Once implemented this colour scheme shall be retained thereafter unless otherwise agreed in writing with the local planning authority.

REASON: In the interests of the amenity and appearance of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G13 in the South Ribble Local Plan 2012-2026

Upon being put to the vote, it was RESOLVED (Yes: 5 Abstain: 2 No: 1) that the application be approved subject to the conditions outlined in the report and the amended condition as outlined above.

87 07/2019/0069/FUL - 62 Canberra Road, Leyland

Speakers: 3 objectors, Ward Councillor Aniela Bylinski Gelder and County Councillor Matthew Tomlinson.

Address: 62 Canberra Road, Leyland, Lancashire, PR25 3ER

Applicant: Mason Developments

Agent: Mr Peter Entwistle, 40 Queensway, Euxton, Chorley, PR7 6PW

Development: Erection of a single storey rear extension

The application published in the agenda for this meeting stated that approval was sought for the part retrospective sloping roof over an existing side extension. It has been established that the replacement roof part of the proposal that the Committee voted to approve constitutes permitted development under Part 7 Schedule 2 of the General Permitted Development Order 2015 and therefore does not require planning approval. Reference to this element being approved by the Planning Committee has therefore been omitted from the decision notice and minutes.

An amendment was moved by Councillor Adams, seconded by Councillor Donoghue, that the application for the erection of a single storey rear extension be refused as the proposed development does not provide satisfactory provision for the off-street parking of vehicles and, as such, does not accord to Policies B1(a), G17(c) or F1 of the South Ribble Local Plan 2012-2026.

Upon being put to the vote, it was RESOLVED (Yes: 6 Abstain: 1 No: 1) that the application be refused for the reason stated.

Chair

Date