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| **MINUTES OF** | **Planning Committee** |
| **MEETING DATE** | **Tuesday, 26 September 2017** |
| **MEMBERS PRESENT:** | Councillors Jon Hesketh (Chair), Renee Blow, Carol Chisholm, Bill Evans, Derek Forrest, Ken Jones, James Marsh, Mike Nathan, Mike Nelson, Linda Woollard and Barrie Yates |
| **OFFICERS:** | Jonathan Noad (Planning Manager), Steven Brown (Assistant Planning Manager (Planning Policy and Technical Support)), Chris Sowerby (Senior Planning Officer) and Dave Lee (Democratic Services Officer) |
| **OTHER MEMBERS:** | Councillor Clifford Hughes MBE (Cabinet Member for Strategic Planning and Housing), Councillor Jacqueline Mort (Cabinet Member for Public Health, Safety and Wellbeing), Councillor Margaret Smith, Councillor Phil Smith (Cabinet Member for Regeneration and Leisure), Councillor Graham Walton (Cabinet Member for Neighbourhoods and Streetscene) and Councillor David Watts |
| **OTHER OFFICERS:** | 9 |
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| **PUBLIC:** | 47 |

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| **54** | **Welcome and Introduction** |

The Chairman, Councillor Hesketh, welcomed members of the public to the meeting and introduced the committee and explained the proceedings and the role of its members.

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| **55** | **Apologies for Absence** |

Apologies for absence were submitted on behalf of Councillors Malcolm Donoghue, Mary Green, Rebecca Noblet and Caleb Tomlinson.

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| **56** | **Declaration of Interest** |

Councillors James Marsh and Barrie Yates both declared a personal interest in planning application 07/2017/0211/ORM.

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| **57** | **Minutes of the Last Meeting** |

UNANIMOUSLY RESOLVED: that the minutes of the meeting held on 23 August 2017 be approved as a correct record and signed by the chairman.

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| **58** | **Planning Application 07/2017/0211/ORM - Cuerden Strategic Site, East of Stanifield Lane, North of Clayton Farm, West of Wigan Road, Lostock Lane, Lostock Hall, Preston, Lancashire** |

Councillor Marsh and Yates declared a personal interest in this planning application as they were members of Lancashire County Council, but were able under the Code of Conduct for Elected Members, to remain in the meeting during the consideration of the application.

Address: Cuerden Strategic Site, East of Stanifield Lane, North of Clayton Farm, West of Wigan Road, Lostock Lane, Lostock Hall, Preston, Lancashire

Applicant: Lancashire County Council & Maple Grove Developments Limited

Agent: Mr Paul Newton of Barton Wilmore

Development: Hybrid planning application comprising Full and Outline development – Environmental Impact Assessment (EIA) development

Part 1 FULL – Retail floorspace (Use Classes A1 & A3) and associated car parking, site access, highway works, drainage and strategic landscaping;

Part 2 OUTLINE – Employment floorspace (Classes B1, B2 & B8), hotel (Class C1), health and fitness and leisure (Class D2), crèche/nursery (Class D1), retail (Classes A1, A2, A3, A4 & A5), car showrooms (Use Class Sui Generis), residential (Classes C2/C3) and provision of associated car parking, access, public open space, landscaping and drainage (Access applied for) and affecting the setting of a Listed Building

UNANIMOUSLY RESOLVED: that –

1. the committee be minded to approve the application with the decision being delegated to the Planning Manager in consultation with the Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure:

* Provision and future maintenance of infrastructure (which forms part of the Phase 1 detailed application)
* Phasing and delivery
* Provision of a marketing plan to market the development to future users and occupiers
* An Employment and Skills Coordinator
* Funding for the provision of a bus service

2. the decision delegated to the Planning Manager in consultation with the Chair of the Planning Committee allows for corrections to the list of conditions attached to the planning permission.

3. the committee adopt the Design Code and Parameter Plans for Development Management purposes.

………………………………………Chair </AI5>

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