

REPORT TO	DATE
Director of Planning and Property, in Consultation with the Chair of Planning Committee	1 April 2020



TITLE	PORTFOLIO	REPORT OF
Urgent Decisions Under Section 35 of the Council's Constitution: Planning applications 07/2020/00133/FUL (Suthers Star Garage Ltd., Liverpool Road, Walmer Bridge); 07/2020/00195/HOH (167 Browndedge Road, Lostock Hall); and 07/2020/00019/VAR (Lincluden, Newgate Lane, Whitestake)	Planning, Regeneration and City Deal	Assistant Director of Scrutiny and Democratic Services

Is this report a key decision? (i.e. more than £100,000 or a significant impact on more than 2 Borough wards)	N/A
Is this report confidential?	No

PURPOSE OF THE REPORT

1. To demonstrate the process undertaken when considering planning applications given the current circumstances surrounding the COVID-19 pandemic.

RECOMMENDATIONS

2. That the Director of Planning and Property exercises urgency powers, as set out in Standing Order 35 of the Council Procedure Rules, in consultation with the Chair of the Planning Committee to resolve that:
 - Application 07/2020/00133/FUL - Suthers Star Garage Ltd., Liverpool Road, Walmer Bridge – be **approved subject to conditions outlined in the report and an additional condition that the existing timber fence and concrete boundary treatment along the northern boundary of the site with 353 Liverpool Road be retained and maintained.**
 - Application 07/2020/00195/HOH - 167 Browndedge Road, Lostock Hall - be **approved subject to conditions outlined in the report.**
 - Application 07/2020/00019/VAR - Lincluden, Newgate Lane, Whitestake – be **withdrawn from consideration, as requested by the applicant.**

REASONS FOR THE DECISION

3. To ensure that timely decisions are made on certain planning applications.
4. To ensure the efficient continuity of decision-making.

EXECUTIVE SUMMARY

5. N/A

CORPORATE OUTCOMES

6. The report relates to the following corporate outcomes:

Excellence, Investment and Financial Sustainability	
Health, Wellbeing and Leisure	
Place, Homes and Environment	✓

Projects relating to People in the Corporate Plan:

Our People and Communities	
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BACKGROUND TO THE REPORT

7. As of the week commencing 16 March 2020, all council meetings were cancelled as a result of the COVID-19 outbreak. Alternative arrangements were put in place for any urgent decisions or those with time limitations.
8. It was agreed that decisions on planning applications constituted the use of urgency powers due to time constraints placed on them.
9. Consequently, an agenda was published on 24 March 2020, in line with normal agenda publication procedures. This agenda included 3 applications relating to:
 - Seven Stars Garage Ltd., Liverpool Road, Walmer Bridge
 - 167 Brownedge Road, Lostock Hall
 - Lincluden, Newgate Lane, Whitestake
10. On Thursday, 2 April 2020 a teleconference was held between the Director of Planning and Property (Jonathan Noad), Development Control Team Leader (Chris Sowerby), Democratic and Member Services Officer (Charlotte Lynch) and the Chair of the Planning Committee (Councillor Caleb Tomlinson) to take decisions on the applications.

11. It was resolved during the conference call that:

- Application 07/2020/00133/FUL - Suthers Star Garage Ltd., Liverpool Road, Walmer Bridge – be **approved subject to conditions outlined in the report and an additional condition that the existing timber fence and concrete boundary treatment along the northern boundary of the site with 353 Liverpool Road be retained and maintained.**
- Application 07/2020/00195/HOH - 167 Brownedge Road, Lostock Hall - be **approved subject to conditions outlined in the report.**
- Application 07/2020/00019/VAR - Lincluden, Newgate Lane, Whitestake – be **withdrawn from consideration, as requested by the applicant.**

PROPOSALS (e.g. rationale, detail, finance, procurement)

12. That the Director of Planning and Property uses urgency powers, as set out in Standing Order 35 of the Council Procedure Rules, in consultation with the Chair of the Planning Committee to make decisions on certain planning applications.

CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

13. Upon the publication of the agenda on 24 March 2020, an email was sent to all members to inform them of publication and the decision-making process proposed to be undertaken.

14. Members were invited to send any representations on any applications included in the agenda to Democratic Services, to be forwarded onto the Director of Planning and Property and the Chair of the Planning Committee when making their decision.

15. The same information was shared on the council's social media channels, to allow members of the public to share their representations.

16. Two representations were received on the application relating to Lincluden, Newgate Lane, Whitestake from a member of the public and the ward councillor. However, as the application had been withdrawn by the applicant, it was not necessary to consider these representations.

17. No further representations were received.

ALTERNATIVE OPTIONS CONSIDERED

18. Deciding on these applications may have been deferred until such a time when the Planning Committee could be convened in full. However, this would have

had implications on the time constraints of the applications and was unnecessary given the powers set out in the Council Procedure Rules.

AIR QUALITY IMPLICATIONS

19. These were covered in the Planning Officer's reports.

RISK MANAGEMENT IMPLICATIONS

20. N/A

EQUALITY & DIVERSITY IMPACT

21. N/A

COMMENTS OF THE STATUTORY FINANCE OFFICER

22. N/A

COMMENTS OF THE MONITORING OFFICER

23. N/A

BACKGROUND DOCUMENTS

Planning Committee agenda for Wednesday, 1 April 2020 -

<https://southribbleintranet.moderngov.co.uk/documents/g1455/Public%20reports%20pack%2001st-Apr-2020%2018.00%20Planning%20Committee.pdf?T=10>

Planning Committee decision notice for Wednesday, 1 April 2020 -

<https://southribble.moderngov.co.uk/documents/g1455/Decisions%2001st-Apr-2020%2018.00%20Planning%20Committee.pdf?T=2>

APPENDICES TO THIS REPORT

There are no appendices to this report

Darren Cranshaw

Assistant Director of Scrutiny and Democratic Services

Report Author:	Telephone:	Date:
Charlotte Lynch (Democratic and Member Services Officer)	01772 625563	06/04/2020

Approval of Urgent Decision

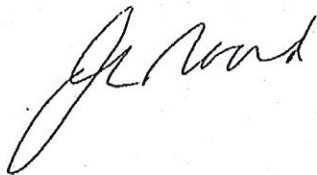
I confirm that I consider this decision is one of genuine urgency in accordance with section the Council's constitution:

N/A

Councillor David Howarth
Chair of the Scrutiny Committee

Dated:

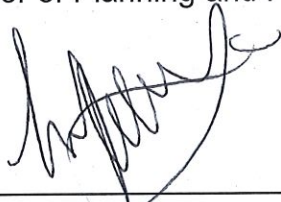
Following careful consideration and assessment of the contents of the report, I approve the recommendations contained in the report in accordance with the Council's constitution. in consultation with the Chair of the Planning Committee:



Jonathan Noad
Director of Planning and Property

Dated:

14/04/2020



Councillor Caleb Tomlinson
Chair of Planning Committee

Dated:

15/04/2020

