MINUTES OF	**PLANNING COMMITTEE**
MEETING DATE	**Wednesday, 18 October 2017**
MEMBERS PRESENT:	Councillors Jon Hesketh (Chair), Rebecca Noblet (Vice-Chair), Renee Blow, Carol Chisholm, Malcolm Donoghue, Bill Evans, Mary Green, Ken Jones, James Marsh, Mike Nathan and Barrie Yates
OFFICERS:	Dave Whelan (Legal Services Manager/Monitoring Officer), Jonathan Noad (Planning Manager), Catherine Lewis (Senior Planning Officer), Debbie Roberts (Planning Officer), Chris Sowerby (Senior Planning Officer) and Dave Lee (Democratic Services Officer)
OTHER MEMBERS AND OFFICERS:	Councillor Keith Martin, Councillor Graham Walton (Cabinet Member for Neighbourhoods and Streetscene) and Denise Johnson (Director of Development, Enterprise and Communities)
PUBLIC:	15

59 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.

60 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Mike Nelson, Caleb Tomlinson and Linda Woollard.

61 Declaration of Interest

Councillor Ken Jones declared a personal interest in planning application 07/2017/1150/FUL.

Councillor Malcolm Donoghue declared a personal interest in planning application 07/2016/0310/OUT.

62 Minutes of the Last Meeting

RESOLVED (9 Yes, 1 Abstention, 0 No): that the minutes of the meeting held on 26 September 2017 be approved as a correct record and signed by the chairman.

63 Appeal Decisions

There were no appeal decisions to report.

64 Planning Application 07/2017/0623/FUL - Land at Longton Hall Court, Chapel Lane, Longton

Address: Land at Longton Hall Court, Chapel Lane, Longton

Applicant: European Real Estate Investment Company

Agent: David Bailey, Lea Hough & Co, 8 Eaton Avenue, Matrix Park

Development: The improvement of the existing Longton Hall Court junction with Chapel Lane, Longton to adoptable standards and sufficient to enable the service of the remainder of the allocated development sites M V and X South of Longton Hall Longton in the SRBC Local Plan (which would be subject to a future application)

UNANIMOUSLY RESOLVED: that planning permission be approved subject to the conditions as set out in the report.

65 Planning Application 07/2017/1644/FUL - 150 Liverpool Old Road, Much Hoole, Preston, Lancashire

Address: 150 Liverpool Old Road, Much Hoole, Preston, Lancashire, PR4 4QB

Applicant: Athena Group

Agent: Mr Butterworth, 57-59 Hoghton Street, Southport, PR9 0PG

Development: Erection of three blocks of two storey buildings for use as a residential care home (Class C2) together with car parking spaces, vehicular and pedestrian access and associated landscaping following demolition of existing buildings

UNANIMOUSLY RESOLVED: that planning permission be approved subject to the conditions as set out in the report and the amended conditions as set out in the update sheet.

66 Planning Application 07/2017/1150/FUL - 15 Preston Road, Leyland, Lancashire

Councillor Ken Jones declared a personal interest in this planning application as he was a ward member, but was able under the Code of Conduct for Elected Members, to remain in the meeting during the consideration of the application.

Address: 15 Preston Road, Leyland, Lancashire, PR25 4NT

Applicant: Mr Nabeel Tabarik

Agent: Mr Lukman Vika, Daisyfield Business Centre, Suite 301, Appleby Street, Blackburn, BB1 3BL

Development: Change of Use of Ground Floor from housing multiple occupation (Sui Generis) to (Class A5) Hot Food Takeaway including New Shop Front and Siting of New Extractor Flue to Rear

The planning officer reported that three letters of objection had been received and not two as stated in the written report.

UNANIMOUSLY RESOLVED: that planning permission be approved subject to the conditions as set out in the report.

67 Planning Application 07/2016/0310/OUT - Land To The North of Altcar Lane, Leyland

Councillor Malcolm Donoghue declared a personal interest in this planning application as he was a ward member, but was able under the Code of Conduct for Elected Members, to remain in the meeting during the consideration of the application.

Address: Land To The North of Altcar Lane Leyland

Applicant: Homes and Communities Agency

Proposal: To vary the Section 106 agreement associated with this site to provide for 30% affordable housing units as part of a Deed of Variation

UNANIMOUSLY RESOLVED: that the report be noted and the committee be minded to support the supplementary Deed of Variation, with the details being delegated to the Planning Manager in consultation with the Chair and Vice-Chair of Planning Committee upon the successful completion of the Deed of Variation to secure proposed level of affordable housing.

68 Planning Service End of Quarter 2 2017/18 Performance Report

The committee considered a report on the performance of the Planning Service during Quarter 2 of 2017/18.

The committee was informed that the Planning Service continued to perform highly and was one of the top performing planning departments in the country. The Planning Service had key performance measures against which it was judged. Central Government produced reports on the performance of planning authorities and had introduced specific measures whereby poor performing authorities could be placed in special measures.

In respect of future performance reports, the Planning Manager agreed to provide overall performance figures/percentage of appeals allowed against refusal to the committee.

The committee welcomed the report and congratulated officers for the excellent work undertaken.

UNANIMOUSLY RESOLVED: that the contents of the report be noted.

……..……..Chair