

MINUTES OF PLANNING COMMITTEE

MEETING DATE Thursday, 12 November 2020

MEMBERS PRESENT: Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Will Adams, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Mick Higgins, Christine Melia, Caroline Moon, Phil Smith, Gareth Watson and Barrie Yates

OFFICERS: Jonathan Noad (Director of Planning and Property), Steven Brown (Head of Development Management), Dave Whelan (Shared Services Lead - Legal & Deputy Monitoring Officer), Catherine Lewis (Development Planning Team Leader), Debbie Roberts (Planning Officer) and Charlotte Lynch (Democratic and Member Services Officer)

CABINET MEMBERS: Councillor Bill Evans (Cabinet Member (Planning, Regeneration and City Deal)) and Councillor Michael Titherington (Deputy Leader of the Council, Cabinet Member (Health, Wellbeing and Leisure) and Deputy Leader of the Labour Group)

OTHER MEMBERS AND OFFICERS: Councillor Colin Sharples and Councillor Michael Titherington (Deputy Leader of the Council, Cabinet Member (Health, Wellbeing and Leisure) and Deputy Leader of the Labour Group)

64 Welcome and Introduction

The Chair, Councillor Caleb Tomlinson, welcomed the committee and members of the public and explained that, due to the COVID-19 pandemic, the meeting was being held over Microsoft Teams and livestreamed to YouTube.

65 Apologies for Absence

None.

66 Declarations of Interest

Councillor Mick Higgins declared a prejudicial interest in item 6 – 175-177 Station Road, Bamber Bridge – and would leave the meeting for the duration of the item.

67 Minutes of meeting Thursday, 15 October 2020 of Planning Committee

RESOLVED: (For: 12 Abstain: 1)

That the minutes of the previous meeting, held on Thursday, 15 October 2020, be signed as a correct record by the Chair.

68 Appeal Decisions

There were none to report.

69 07/2020/00761/FUL - 175-177 Station Road, Bamber Bridge

Councillor Mick Higgins left the meeting for the duration of this item.

Speakers: None

Address: 175-177 Station Road
Bamber Bridge
Preston

Applicant: Mr Andrew Bland

Agent: Bramley – Pate and Partners
184 Station Road
Bamber Bridge
Preston

Development: Proposed change of use from A1/A2 to American diner restaurant and drinking establishment with live music (A4).

The Head of Development Management advised at the meeting that, in the interests of clarity, condition 5 in the report should be reworded as follows:

The use hereby approved shall not be open to the public outside the hours of:

*Monday – Thursday 9.00am – 12.00 midnight
Friday 9.00am – 1am (Saturday)
Saturday 9.00am – 1am (Sunday)
Sunday and Bank Holidays 9.00am – 11pm*

REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Core Strategy

RESOLVED: (For: 12 Abstain: 1)

That

1. members are minded to approve the application subject to the rewording of condition 5; and
2. the decision be delegated to the Director of Planning and Property in consultation with the Chair and Vice-Chair of Planning Committee upon expiration of the publicity period.

70 07/2020/00549 - Land adjacent to The Oaks, Potter Lane, Salmesbury

Speakers: 1 supporter

Address: Land adjacent to The Oaks

Potter Lane
Samlesbury

Applicant: Mr and Mrs Darbyshire

Agent: The Artistry
16 Winckley Square
Preston
PR1 3JJ

Development: Erection of two storey plus basement level family eco-home with associated landscaping and sublevel car parking and proposed new access.

RESOLVED: (Unanimously)

That the application be refused for the following reasons:

1. The application site is allocated as Green Belt in Policy G1 of the South Ribble Local Plan. The proposed development with a separate access and frontage from Potter Lane would be contrary to the Green Belt designation and is not classed as limited infilling in villages. Therefore, the proposal would not meet the exception (e) of paragraph 145 of the NPPF or exception (e) of Policy G1 of the South Ribble Local Plan
2. The proposal would introduce residential development into an open, green area which would be contrary to Policy 134 of the NPPF which seeks to safeguard the countryside in the Green Belt from encroachment.

71 07/2020/00705/FUL - Oakland Farm, Hollins Lane, Leyland

Speakers: None

Address: Oakland Farm
Hollins Lane
Leyland
PR26 8LJ

Applicant: Mr Lewis Buller

Agent: Mr Andrew Cowley
1086 Estates Ltd.
50 Merlin Grove
Leyland

Development: Erection of 4 no. dwellings.

RESOLVED: (Unanimously)

That the application be refused for the following reasons:

1. It has not been demonstrated that a development of 4 dwellings would not be an incongruous addition to the rural location which fails to make a positive contribution to the quality of the environment. In relation to this the proposal

has the potential to conflict with and not respect or enhance the established character and appearance of the area. It would therefore be contrary to Policy G17(a) of the South Ribble Local Plan

2. The application site is considered to be in an unsustainable location due to the distance from the nearest shops and services, the absence of nearby public transport and the lack of connection to nearby settlements. Proposed development therefore does not represent sustainable development and does not comply with Chapter 9 (Promoting sustainable transport)- particularly paragraphs 102c, 103, 105 and 108 of the National Planning Policy Framework, Central Lancashire Core Strategy Policy 3 (Travel) and Local Plan Chapter F (Catering for sustainable travel)
3. The proposal would have a greater impact upon the openness of the Green Belt than the current use and is contrary to Policy G1 of the South Ribble Local Plan and Paragraph 145 of the NPPF.

72 07/2020/00682/VAR - Land at Oldfield and Long Meadow, Much Hoole

Speakers: None

Address: Land at Oldfield and Long Meadow
Oldfield
Much Hoole

Applicant: Applethwaite Ltd.

Agent: Mr David Devine

Development: Variation of condition 2 (Approved plans) pursuant to planning permission 07/2020/00277/FUL for erection of 14 no. bungalow for over-55 age group to allow for removal and replacement of a tree (T9) adjacent to the Knoll Lane boundary to further assist the formation of the approved construction access from Knoll Lane.

RESOLVED: (Unanimously)

That the application be approved.

Chair

Date