

<b>Minutes of</b>	<b>Planning Committee</b>
<b>Meeting date</b>	<b>Thursday, 14 January 2021</b>
<b>Members present:</b>	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 and Gareth Watson
<b>Officers:</b>	Jonathan Noad (Director of Planning and Development), Dave Whelan (Shared Services Lead - Legal & Deputy Monitoring Officer), Catherine Lewis (Development Planning Team Leader), Janice Crook (Planning Officer), Debbie Roberts (Planning Officer) and Charlotte Lynch (Democratic and Member Services Officer)
<b>Cabinet members:</b>	Councillor William Evans (Cabinet Member (Planning, Business Support and Regeneration)) and Councillor Michael Titherington (Deputy Leader of the Council, Cabinet Member (Health and Wellbeing) and Deputy Leader of the Labour Group)
<b>Other members and officers:</b>	Councillor Damian Bretherton, Councillor Matt Campbell and Councillor Karen Walton

## **87 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.

## **88 Apologies for Absence**

An apology for absence was received from Councillor Barrie Yates.

## **89 Declarations of Interest**

Councillor Gareth Watson declared a prejudicial interest in item 6 – Land off Carrwood Road, Lostock Hall – and would not take part in the vote on this item.

Jonathan Noad (Director of Place and Development) also declared a personal interest in item 6.

Councillor Caleb Tomlinson declared a prejudicial interest in item 9 – 37 Clifton Avenue, Leyland – and would not take part in the vote on this item.

Councillor Phil Smith declared a personal interest in item 11 – Land to the west of Lancashire Business Park, Centurion Way, Farington.

## **90 Minutes of meeting Thursday, 17 December 2020 of Planning Committee**

A query was raised regarding the accuracy of minute number 75 of the last meeting, which detailed the interests declared by members of the committee.

In response to this, an amendment was proposed by Councillor Phil Smith, seconded by Councillor Will Adams, to read that “Councillors Will Adams, James Flannery and Harry Hancock declared personal interests in item 11 – Penwortham Arts Centre, The Venue, Liverpool Road, Penwortham *over the course of the meeting.*”

However, this was challenged by some members as requiring further revision and the Chair agreed not to sign the minutes at that time.

A vote on the amended motion was taken and it was subsequently RESOLVED (For: 11 Abstain: 1) that

1. the minutes of the meeting held on 17 December 2020 not be signed by the Chair at this time;
2. the above revision be made to the minutes; and
3. the minutes of the meeting held on Thursday, 17 December be deferred for consideration until the next meeting of the Planning Committee.

## **91 Appeal Decisions**

There were no appeals to report.

## **92 07/2020/00440/FUL - Land off Carrwood Road, Lostock Hall**

*Councillor Mick Higgins left the meeting prior to the vote on this item.  
Councillor Gareth Watson did not take part in the vote on this item.*

Speakers: Councillor Damian Bretherton (ward councillor), Councillor Matt Campbell (ward councillor), a representative of the Applicant and the Agent

Address: Land off Carrwood Road  
Lostock Hall

Applicant: Lancet Homes

Agent: Alec Drake  
WSP  
8 First Street  
Manchester  
M15 4GU

Development: Residential development for the erection of 61 dwellings with associated works and infrastructure

RESOLVED: (Unanimously)

That

1. members are minded to approve the application; and
2. the decision be delegated to the Planning Manager in consultation with the Chair and Vice-Chair of the Planning Committee upon successful completion of a legal agreement to secure a financial contribution towards public open space and affordable housing.

**93 07/2020/00946/FUL - Budweiser Brewing Company, Cuerdale Lane, Samlesbury**

Speakers: the Agent

Address: Ab Inbev UK Ltd  
Cuerdale Lane  
Samlesbury  
Preston  
Lancashire  
PR5 0XD

Applicant: Budweiser Brewing Company Ltd.

Agent: Mr Dominic Page  
Gerald Eve LLP  
1 Marsden Street  
Manchester

Development: Construction of HGV self-registration area to provide 15 bays, new access point off Cuerdale Lane, portacabin and registration kiosk, installation of 3 weigh bridges, widening of existing internal site road and associated works.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

**94 07/2020/00940/FUL - Tan Y Bryn Farm, Land Lane, Longton**

Speakers: a representative of the Agent

Address: Tan Y Bryn Farm  
Land Lane  
Longton

Applicant: Eleni Murphy

Agent: Lydia Harper  
PWA Planning

Lockside Road  
Preston  
PR2 2YS

Development: Formation of 1700m<sup>2</sup>, all-weather outdoor equestrian arena.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

**95 07/2020/00966/HOH - 37 Clifton Avenue, Leyland**

*Councillor Mal Donoghue took the chair for the duration of this item.*

Speakers: None

Address: 37 Clifton Avenue  
Leyland  
Lancashire  
PR25 3ES

Applicant: Mr M Tomlinson

Agent: Mr Stephen Hunt  
63 Anderton Crescent  
Buckshaw Village

Development: Single-storey rear extension.

RESOLVED: (Unanimously)

That the application be approved.

**96 07/2020/00881/FUL - Bamber Bridge Leisure Centre**

*Councillor Caleb Tomlinson returned to the chair.*

Speakers: Councillor Mick Titherington (Cabinet Member for Health, Wellbeing and Leisure) and the Agent

Address: Bamber Bridge Leisure Centre  
Brindle Road  
Bamber Bridge

Applicant: Mr Neil Anderson  
South Ribble Borough Council  
Civic Centre  
Leyland  
PR25 1DH

Agent: Mr Dean Woodward  
Steve Wells Associates  
17-19 Stott Hill

Cathedral Quarter  
Bradford  
BD1 4EH

Development: Proposed 2no. full sized sports playing pitches, remodelled skate park, extended car park and detached pavilion.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

**97 07/2020/00781/OUT - Land to the west of Lancashire Business Park, Centurion Way, Farington**

Speakers: Councillor Karen Walton (ward councillor) and the Agent

Address: Land West of Lancashire Business Park  
Centurion Way  
Farington  
Preston  
PR26 6TS

Applicant: Caddick Developments Ltd.

Agent: Mr Nick Pleasant  
Park House  
Park Square West  
Leeds  
LS1 2PW

Development: Outline planning application (all matters reserved apart from access from the public highway) for up to 612,500sqft (56,904sqm) of light industrial (E(g) Use), general industrial (B2 Use), storage and distribution (B8 Use) and ancillary office (E(g) Use) floorspace.

RESOLVED: (Unanimously)

That

1. members are minded to approve the application; and
2. the decision be delegated to the Director of Planning and Development in consultation with the Chair of Planning Committee upon the successful resolution and removal of the outstanding objection by the Environment Agency.

**98 07/2020/00924/FUL - Two Acres, Preston New Road, Samlesbury**

Speakers: the Agent

Address: Two Acres  
Preston New Road  
Samlesbury

Preston  
Lancashire  
PR5 0UL

Applicant: Messrs Ahmed

Agent: Mrs Sophie Marshall  
MacMarshalls Ltd  
Hamill House  
112-116 Chorley New Road  
Bolton  
BL1 4DH

Development: Erection of detached commercial building.

An amended motion was moved by Councillor James Flannery, seconded by Councillor Will Adams, that members be minded to approve the application with the decision delegated to the Director of Place and Development in consultation with the Chair of Planning Committee following agreement on conditions.

Upon being put to the vote, the amendment to the motion was lost (For: 5 Against: 6).

A vote on the substantive motion, proposed by Councillor Gareth Watson and seconded by Councillor Mary Green, was then taken and subsequently

RESOLVED: (For: 7 Against: 4)

That the application be refused because the proposed development by virtue of its size, scale and location would have a detrimental impact on the openness of the Green Belt and the purposes of including land within it and the very special circumstances offered by the applicant are not considered to outweigh the harm. The proposal is therefore contrary to Policy G1 in the South Ribble Local Plan.

**99 07/2020/00860/FUL - 367 Brindle Road, Bamber Bridge**

Speakers: 3 objectors and a representative of the Agent

Address: 367 Brindle Road  
Bamber Bridge  
Preston  
Lancashire  
PR5 6AP

Applicant: Mr Chadwick

Agent: Mr Andrew Cowley  
50 Merlin Grove  
Leyland  
PR25 1DA

Development: Retrospective application for the change of use of part of the domestic curtilage, the erection of a detached building to be used as a workplace and the raising of boundary fences.

RESOLVED: (Unanimously)

That the application be refused for the following reasons:

1. due to the increase in traffic flow adjacent 365 Brindle Road and the resulting amount of traffic, associated traffic noise and type of traffic, this would have a detrimental impact on the residential amenity of the occupants of that neighbouring properties contrary to Policy B1 criteria c) in the South Ribble Local Plan; and
2. the proposal introduces an industrial building with associated parking and access, a large expanse of blacktop and encloses the site with substantial 2.4m high fencing into what was a residential garden within a residential area. This is considered to be detrimental to the character and appearance of the area, contrary to Policy G17 in the South Ribble Local Plan.

**100 07/2020/00935/REM - Land off Shaw Brook Road and Altcar Lane, Leyland**

Speakers: a representative of the Applicant.

Address: Land off Shaw Brook Road and  
Altcar Lane  
Leyland  
Lancashire

Applicant: Redrow Homes Lancashire Ltd.

Development: Application for Reserved Matters for residential development for 54 dwellings (Appearance, Landscaping, Layout and Scale) applied for 07/2016/0591/OUT.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report and the amended condition 2 as outlined in the update sheet.

Chair

Date