

<b>Minutes of</b>	<b>Planning Committee</b>
<b>Meeting date</b>	<b>Thursday, 10 June 2021</b>
<b>Members present:</b>	Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Will Adams, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Chris Lomax, Christine Melia, Caroline Moon, Phil Smith, Gareth Watson and Barrie Yates
<b>Officers:</b>	Jonathan Noad (Director of Planning and Development), Steven Brown (Head of Development Management), Catherine Lewis (Development Planning Team Leader), Chris Sowerby (Development Planning Team Leader), Janice Crook (Planning Officer), Debbie Roberts (Senior Planning Officer), Linda Ashcroft (Planning Officer), Jodi Ingram (Senior Solicitor) and Charlotte Lynch (Democratic and Member Services Officer)
<b>Cabinet members:</b>	Councillor Bill Evans (Cabinet Member (Planning, Business Support and Regeneration))
<b>Other members and officers:</b>	Councillor Michael Green, Councillor Peter Mullineaux, Councillor Alan Ogilvie, Councillor Colin Sharples and Councillor Margaret Smith
<b>Public:</b>	5

## **1 Welcome and Introduction**

The Chair, Councillor Caleb Tomlinson, welcomed members of the public to the meeting, introduced the committee and explained that the meeting was being livestreamed to YouTube and held with COVID-secure measures in place.

## **2 Apologies for Absence**

None.

## **3 Declarations of Interest**

Councillor Jon Hesketh declared a prejudicial interest in item 7 – 5 East Square, Longton – and would not take part in the vote.

Councillor Christine Melia declared a personal interest in item 9 – 249b Station Road, Bamber Bridge.

Councillor James Flannery declared a personal interest in item 11 – Taps and Wine Bar, 2 Chorley Road, Walton-le-Dale.

## **4 Minutes of meeting Thursday, 29 April 2021 of Planning Committee**

RESOLVED: (Unanimously)

That the minutes of the meeting, held on Thursday, 29 April 2021, be approved for signing by the Chair.

## 5 **Appeal Decisions**

The Head of Development Management informed the committee of two appeals which had been dismissed by the Planning Inspector, relating to Grove Cottage, Slater Lane, Leyland and Tusons Farm, Gill Lane, Longton.

## 6 **07/2020/00774/FUL - Turbary House Nursery, Chain House Lane, Whitestake**

Speakers: 3 objectors, Councillor Margaret Smith (ward councillor), Councillor Michael Green (neighbouring ward councillor) and the Agent.

Address: Turbary House Nursery  
Chain House Lane  
Whitestake  
Preston  
PR4 4LB

Applicant: Mr Paul Kenworthy

Agent: Mr Daniel Hughes  
2 Lockside Office Park  
Lockside Road  
Preston  
PR2 2YS

Development: Proposed redevelopment for open storage (use class B8), caravan storage (use class B8), caravan site including erection of ancillary building (Sui Generis) and recreation (use class E), change of use of existing building to workshop/storage (use class B2/B8) and ancillary caravan site/recreation use (Sui Generis), retention of existing building for log store and processing (class E), siting of static caravan as ancillary office to existing birds of prey centre (Sui Generis) and the retrospective reinstatement of a former track to access the site.

An amended motion was proposed by Councillor Phil Smith, seconded by Councillor Barrie Yates, that the application be deferred to allow further discussion with the applicant on the removal or reduction in the number of touring caravan pitches as a consequence of approximately 50% of the current site location being permitted for agricultural use.

A vote on the amendment was taken and it was subsequently RESOLVED (For: 12 Against: 1)

**For:** Councillors Adams, Donoghue, Flannery, Hancock, Hesketh, Lomax, Melia, Moon, Phil Smith, Caleb Tomlinson, Watson and Yates

**Against:** Councillor Mary Green

That the application be deferred for the reason stated.

**7 07/2021/00481/FUL - 5 East Square, Longton**

*Councillor Jon Hesketh left the meeting for the duration of this item and did not take part in the vote.*

Speakers: None

Address: 5 East Square  
Longton  
Lancashire  
PR4 5NL

Applicant: Thomas William Banks

Agent: Christopher Warwick  
104 Mossy Lea Road  
Wrightington  
Wigan  
WN6 9RD

Development: Erection of 1 no. detached bungalow with access off Long Croft  
(resubmission of 07/2020/00788/FUL)

RESOLVED: (Unanimously)

That the application be refused because the scale and siting of the proposed dwelling would have a detrimental impact upon adjacent residential properties by undue loss of privacy, overshadowing and would appear overbearing. As such the proposal is contrary to Policy B1 and G17 of the South Ribble Local Plan.

**8 07/2021/00226/FUL - 91 Hennel Lane, Walton-le-Dale**

*Councillor Jon Hesketh returned to the meeting.*

Speakers: the Agent

Address: 91 Hennel Lane  
Walton-le-Dale  
Preston  
Lancashire  
PR5 4LE

Applicant: Priory Group

Agent: Tetra Tech Planning  
90 Victoria Street  
Bristol  
BS1 6DP

Development: Change of use from six-person care home (Class C3) to seven-person care home (Class C2), demolition of existing single-storey detached garage and erection of single-storey detached building to provide additional care home accommodation with additional car parking spaces.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report and the amended condition detailed in the addendum.

**9 07/2021/00205/FUL - 249b Station Road, Bamber Bridge**

Speakers: None

Address: 249b Station Road  
Bamber Bridge  
Preston  
Lancashire  
PR5 6LD

Applicant: Ashvestments Limited

Agent: Fish Associates Limited  
216 St George Street  
Bolton

Development: Change of use from retail (class A1) to a bar (Sui Generis) together with alterations to front elevation (amended layout and description).

RESOLVED: (Unanimously)

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

**10 07/2021/00391/FUL - Runshaw College, Langdale Road, Leyland**

Speakers: Councillor Alan Ogilvie (ward councillor)

Address: Runshaw College  
Langdale Road  
Leyland

Applicant: Claire Russell

Agent: Maria Buenaventura  
Day Architecture  
Studio 1  
77 Deansgate  
Manchester

Development: Erection of a new building to accommodate T-level teaching space, with ancillary works.

RESOLVED: (Unanimously)

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

**11 07/2021/00334/FUL - Taps and Wine Bar, 2 Chorley Road, Walton-le-Dale**

Speakers: Councillor Peter Mullineaux (ward councillor) and the Applicant.

Address: Taps and Wine Bar  
2 Chorley Road  
Walton-le-Dale  
Preston

Applicant: Mr Sean O'Hagan

Development: Retrospective change of use of external front area to part of drinking establishment and to provide for seating, outdoor heating, lighting, canopy attached to fence screen, retractable awning and 1.5m high screen to front boundary.

An amended motion was proposed by Councillor Barrie Yates, seconded by Councillor Chris Lomax, that the application be approved subject to conditions set out in the report but with the removal of conditions 3 and 4.

A vote was subsequently taken and it was RESOLVED (Unanimously) that the application be approved subject to conditions outlined in the report but with the removal of conditions 3 and 4.

**12 07/2021/00155/HOH - 80 Alder Drive, Hoghton**

Speakers: None

Address: 80 Alder Drive  
Hoghton  
PR5 0AE

Applicant: Mrs Laura Walmsley

Development: Single storey extension to rear

RESOLVED: (Unanimously)

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

**13 South Ribble Validation Checklist - Updated 2021**

The Planning Committee received a report of the Director of Planning and Development which sought approval of the Validation Criteria for Planning Applications document.

The document had recently been updated to reflect changes in legislation and to be more user-friendly for applicants and/or agents when submitting an application.

Members welcomed the update and the improvements it would create in the effectiveness and efficiency of the planning service.

RESOLVED: (Unanimously)

That the updated South Ribble Validation Checklist be endorsed by the Planning Committee and used for development management purposes.

#### **14 Amendment to Scheme of Delegation for Planning Applications**

The Planning Committee received a report of the Director of Planning and Development which outlined proposals to amend the scheme of delegation for planning applications where the applicant and/or agent is related to an officer or member of the council.

Currently, all applications of this nature are referred to the Planning Committee which has led to a large volume of small-scale planning applications being dealt with by the full Planning Committee, thereby resulting in larger agendas and longer meeting durations.

It was therefore proposed that the scheme of delegation be amended so that, in the circumstances described, planning applications would only be referred to the Planning Committee where the applicant and/or agent is related to an officer directly involved in the decision-making process.

Members queried whether applications where the applicant and/or agent is, or is related to, a member would still be referred to the Planning Committee. In response, it was confirmed that this would remain the practice.

RESOLVED: (Unanimously)

That

1. the Scheme of Delegation be amended so that, in the circumstances described, planning applications will only need to be referred to Planning Committee where the applicant or agent is related to a South Ribble Borough Council employee or elected member who is directly involved in the decision-making process; and
2. Planning Committee recommend to Full Council that this change be made to the relevant part of the Constitution.

Chair

Date