

MINUTES OF PLANNING COMMITTEE

MEETING DATE Wednesday, 15 November 2017

MEMBERS PRESENT: Councillors Jon Hesketh (Chair), Rebecca Noblet (Vice-Chair), Renee Blow, Carol Chisholm, Malcolm Donoghue, Bill Evans, Derek Forrest, Mary Green, Ken Jones, James Marsh, Mike Nathan, Mike Nelson, Caleb Tomlinson, Linda Woollard and Barrie Yates

OFFICERS: Dave Whelan (Legal Services Manager/Monitoring Officer), Jonathan Noad (Planning Manager), Catherine Lewis (Senior Planning Officer), Steven Brown (Assistant Planning Manager (Planning Policy and Technical Support)), Janice Crook (Planning Officer), Debbie Roberts (Planning Officer), Chris Sowerby (Senior Planning Officer), Mike Davies (Planning Officer) and Dave Lee (Democratic Services Officer)

OTHER MEMBERS AND OFFICERS: Councillor Warren Bennett, Councillor Clifford Hughes MBE (Cabinet Member for Strategic Planning and Housing), Councillor Peter Mullineaux (Leader), Councillor Phil Smith (Cabinet Member for Regeneration and Leisure), Councillor Graham Walton (Cabinet Member for Neighbourhoods and Streetscene) and Councillor David Watts

PUBLIC: 78

69 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.

70 Apologies for Absence

None, all members of the committee were present.

71 Declaration of Interest

Councillor Malcolm Donoghue declared a personal interest in planning application 07/2017/2486/FUL.

Councillor Warren Bennett (in the audience) declared a personal interest in in planning application 07/2017/2325/FUL.

72 Minutes of the Last Meeting

UNANIMOUSLY RESOLVED: that the minutes of the meeting held on 18 October 2017 be approved as a correct record and signed by the chairman.

73 Appeal Decisions

There were no appeal decisions to report.

74 Planning Application 07/2017/2325/FUL - Land On The North Side of Brindle Road, Bamber Bridge

Councillor Warren Bennett (in the audience) declared a personal interest in this item as he had rented one of the premises in the area next to the application site, but was able under the Code of Conduct for Elected Members, to remain in the meeting during the consideration of this matter.

Address: Land On The North Side Of Brindle Road, Bamber Bridge, Lancashire

Applicant: Persimmon Homes Lancashire

Development: Erection of 261 dwellings including 30% affordable homes, associated road infrastructure, landscaping and open space following demolition of 215 Brindle Road

RESOLVED (14 Yes, 1 Abstention, 0 No): that planning permission be refused for the reasons as set out below with the final wording for the reasons to be delegated to the Planning Manager in consultation with the Chair of Planning Committee –

1. The proposed site layout fails to meet paragraphs 9 and 56 of the National Planning Policy Framework which seeks positive improvements in the quality of the built and natural environment. The layout is of poor design that fails to respect the character and appearance of this area in terms of building to plot ratio and the height of dwellings compared to the surrounding properties. The proposal would not accord with Policy 17 of the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan.

2. That the traffic flow through the site access onto Brindle Road, as a result of the number of dwellings served by that access over what was anticipated at the adoption stage of the Local Plan, would have a detrimental impact on the residential amenity of the occupants of the properties opposite and adjacent to that access, ie Nos. 209, 227 and 296 to 302 Brindle Road in terms of the amount of traffic and associated noise resulting from the proposal. The proposal is therefore contrary to Policy B1 criterion c of the South Ribble Local Plan.

3. The site layout fails to provide adequate on-site car parking contrary to Policy G17, Policy F1 and Appendix 4 of the South Ribble Local Plan

4. The submitted Planning Noise Impact Assessment report September 2017 together with the design of the site layout and insufficient buffering to the M6 and M61 motorways fails to demonstrate that adequate noise mitigation can be achieved within the scheme. The development may therefore result in a detrimental impact on future residents of the development, contrary to Policy 17 criteria d) in the Central Lancashire Core Strategy.

75 Planning Application 07/2017/1545/FUL - Land On The East and West Side of Watkin Lane, Lostock Hall

Address: Land On The East and West Side Of Watkin Lane, Lostock Hall, Lancashire

Applicant: Haygrove Properties Ltd

Agent: Mr David Shepherd, 20 Collingwood Avenue, St Annes, Lytham St Annes, FY8 2SB

Development: Change of use of land for storage of caravans with alterations to access and erection new fencing to the western site boundary

RESOLVED (12 Yes, 0 Abstention, 0 No): that planning permission be approved subject to the conditions as set out in the report and the additional condition as set out in the update sheet.

76 Planning Application 07/2017/2837/FUL - 69 Liverpool Road, Penwortham, Preston

Address: 69 Liverpool Road, Penwortham, Preston, Lancashire, PR1 9XD

Applicant: Mr Jason Colles

Development: Change of use from Class A2 (Financial and professional services) to Class A4 (Drinking establishment)

During the course of the meeting the Legal Services Manager presented a written representation from Councillor David Bird.

RESOLVED (13 Yes, 0 Abstention, 1 No): that planning permission be approved subject to the conditions as set out in the report.

77 Planning Application 07/2017/2821/FUL - Howick Hall Farm, Howick Cross Lane, Penwortham

Address: Howick Hall Farm, Howick Cross Lane, Penwortham, Lancashire

Applicant: Penwortham Storage Ltd

Development: Erection of a battery storage facility with associated infrastructure, CCTV and landscaping

RESOLVED (13 Yes, 0 Abstention, 0 No): that planning permission be approved subject to the conditions as set out in the report.

78 Planning Application 07/2017/2486/FUL - Land Off Shaw Brook Road and 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 Off Shaw Brook Road and Altcar Lane, Leyland, Lancashire

Applicant: Redrow Homes Ltd.

Agent: Mrs Nichola Burns, 14 Eaton Avenue, Buckshaw Village, Leyland, PR7 7NA

Development: Formation of new vehicular access onto Leyland Lane

During the course of the meeting the Planning Officer informed the meeting that Lancashire County Council (Local Lead Flooding Authority) had initially objected to the application however they have agreed to remove the objection subject to the imposition of three conditions as set out in the update sheet circulated at the meeting.

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

79 South Ribble Local Plan/Central Lancashire Core Strategy - 2017 Monitoring Reports

The committee considered the draft 2017 Monitoring Report (MR) for both the South Ribble Local Plan and the Central Lancashire Core Strategy.

The Town and Country Planning (Local Planning) (England) Regulations 2012 required every local planning authority to produce a Monitoring Report (MR). In previous years, the MR had to be submitted to the Government Office for the North West prior to 31 December; however this was no longer required.

UNANIMOUSLY RESOLVED: that the draft Monitoring Report (MR) be approved for publication on the Council's website.

.....Chair