

**Minutes of Planning Committee**

**Meeting date** Thursday, 11 November 2021

**Committee members present:** Councillors Caleb Tomlinson (Chair), Will Adams, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Chris Lomax, Colin Sharples, Phil Smith and Gareth Watson

**Officers present:** Steven Brown (Head of Development Management), Jodi Ingram (Senior Solicitor), Chris Sowerby (Development Planning Team Leader), Janice Crook (Planning Officer) and Charlotte Lynch (Democratic and Member Services Officer)

**Other attendees:** Councillor Bill Evans, Councillor Michael Green, Councillor David Howarth, Councillor Keith Martin and Councillor Karen Walton (Attended virtually)

**Public:** 14

**63 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.

**64 Apologies for Absence**

Apologies for absence were received from Councillors Mal Donoghue, Caroline Moon and Barrie Yates.

Councillors Matthew Trafford and Damian Bretherton attended as substitutes.

**65 Declarations of Interest**

Councillors Caleb Tomlinson, Damian Bretherton, Chris Lomax and Matthew Trafford declared prejudicial interests in item 8 – land opposite Ye Olde Hob Inn, Bamber Bridge – and would leave the meeting for the duration of the item.

Councillor Mary Green declared a non-prejudicial interest in item 10 – response to Chorley Borough Council in respect of a planning application for a new prison.

**66 Minutes of meeting Thursday, 7 October 2021 of Planning Committee**

**Resolved:** (For: 8 Abstain: 4)

**For:** Councillors Caleb Tomlinson, Adams, Flannery, Mary Green, Lomax, Sharples, Phil Smith and Watson

**Abstain:** Councillors Bretherton, Hancock, Hesketh and Trafford

That the minutes of the meeting held on Thursday, 7 October 2021 be approved as a correct record for signing by the Chair.

**67 Appeal Decisions**

There were no appeals to report.

**68 07/2020/00907/FUL - The Shampian Indian Restaurant, 97 Pope Lane, Penwortham**

Speakers: 4 objectors, 1 supporter, Councillor Keith Martin (ward councillor) and the Applicant

Address: The Shampian Indian Restaurant  
97 Pope Lane  
Penwortham  
PR1 9DB

Applicant: CCPI Ltd.

Agent: Mr R Raja  
Princess House  
62 Princess Street  
Wigan  
WN3 4HW

Development: Proposed 3no. retail units and 1no. hot food takeaway following demolition of existing buildings

It was proposed by Councillor Jon Hesketh, seconded by Councillor Phil Smith, and subsequently

**Resolved:** (For: 9 Against: 1 Abstain: 2)

**For:** Councillors Caleb Tomlinson, Bretherton, Flannery, Mary Green, Hancock, Hesketh, Lomax, Phil Smith and Watson

**Against:** Councillor Trafford

**Abstain:** Councillors Adams and Sharples

That the application be approved subject to conditions outlined in the report, including

1. an amendment to condition 14 to read that *“Non-HGV deliveries to the site shall not occur outside the hours of 07:00 to 19:00 Monday to Friday, 09:00 - 19.00 Saturdays and 09:00 - 17:00 on Sundays and nationally recognised Bank Holidays”*

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF

Note to applicant: Any application to vary / extend the permitted delivery times would need to be accompanied by a noise impact assessment, to demonstrate that the application did not have an adverse effect upon the amenity of nearby residents by virtue of noise.

2. an additional condition that *HGV deliveries to the site shall be limited to 07:00 to 19:00 Monday to Friday, 09:00 - 19.00 Saturdays and 09:00 - 17:00 on Sundays and nationally recognised Bank Holidays, but excluding the school drop/pick up times of 08:00-09:00 and 15:00-16:00 (term time only)*

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF

3. an additional condition that, *prior to the first use or occupation of any retail units hereby approved, a Car Park Management Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The Strategy shall include details of:*
  - *the maximum duration of stay for all users*
  - *car park enforcement*
  - *measures and techniques to maximise car park efficiency and the way it will be managed*
  - *mechanism for a review of the Strategy within 12 months of the opening of the foodstore unit to confirm the satisfactory operation of the car park from the duration of stay approved*

Reason: To allow for safe and efficient operation of the car park in accordance with Policy G17 in the South Ribble Local Plan (2012-2026).

**69 07/2021/00113/FUL - Oaklands Convent, Moss Lane, Leyland**

Speakers: the Agent

Address: Oaklands Convent  
Moss Lane  
Leyland  
PR25 4SH

Applicant: Mr Barry Woods  
Corsa Construction

Agent: Mr David Morse  
Baltic PDC  
Queens Dock Business Centre  
69 Norfolk Street  
Liverpool

Development: Demolition of existing convent building and erection of 66-bed care home with all associated works

The officer recommendation to approve the application was proposed by Councillor Will Adams, seconded by Councillor James Flannery, and subsequently

**Resolved:** (unanimously)

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

**70 07/2021/00841/FUL - Land opposite Ye Olde Hob Inn, Bamber Bridge**

*Councillors Bretherton, Lomax, Tomlinson and Trafford left the meeting for the duration of this item and Councillor James Flannery took the chair.*

Speakers: 1 supporter

Address: Land opposite Ye Olde Hob Inn  
Bamber Bridge  
Preston  
PR5 6EP

Applicant: South Ribble Borough Council – Regeneration Dept

Development: Regeneration of green space including erection of steel sculpture to commemorate the 'Battle of Bamber Bridge'

It was proposed by Councillor Gareth Watson, seconded by Councillor Mary Green, that the application be deferred and subsequently

**Resolved:** (Unanimously)

That the application be deferred to allow further conversations with the Applicant regarding the use of materials, design and surface treatment.

**71 07/2020/00210/VAR - 14 Liverpool Road, Penwortham**

*Councillors Bretherton, Lomax, Tomlinson and Trafford returned to the meeting and Councillor Tomlinson returned to the chair.*

Speakers: 1 supporter, Councillor David Howarth (ward councillor) and the Applicant

Address: 14 Liverpool Road  
Penwortham  
PR1 0AD

Applicant: Mr Wayne Bretherton

Agent: Mr Chris Weetman  
1 Reeveswood  
Eccleston  
Chorley  
PR7 5RS

Development: Variation of condition 2 of planning approval 07/2018/8006/FUL to amend the internal layout

The officer recommendation was proposed by Councillor James Flannery, seconded by Councillor Phil Smith, and subsequently

**Resolved:** (Unanimously)

That the application be approved subject to conditions outlined in the report and an additional condition outlined in the addendum.

**72 Response to Chorley Borough Council in respect of a Planning Application for a new prison**

Speakers: 1 objector and Councillor Michael Green (neighbouring ward councillor)

Address: Land adjacent to HMP Garth and HMP Wymott  
Leyland

Applicant: Ministry of Justice

Agent: Miss Claire Pegg  
1 Marsden Street  
Manchester

Members discussed a number of issues and areas for consideration to be included within South Ribble Borough Council's response as a consultee to the application.

It was proposed by Councillor Phil Smith, seconded by Councillor James Flannery, and subsequently

**Resolved:** (Unanimously)

That the views set out in full in the report and additional concerns relating to biodiversity net gain; a need for road improvements, infrastructure and funding for a bus service; a Jobs and Skills Plan; and the possibility of reopening Midge Hall train station be submitted to Chorley Borough Council as the determining Authority.

Chair

Date