

<b>Minutes of</b>	<b>Planning Committee</b>
<b>Meeting date</b>	<b>Thursday, 10 February 2022</b>
<b>Committee members present:</b>	Councillors Caleb Tomlinson (Chair), Mal Donoghue (Vice-Chair), Mary Green, Harry Hancock, Jon Hesketh, Clare Hunter, Chris Lomax, Caroline Moon, Colin Sharples, Phil Smith, Kath Unsworth, Gareth Watson and Barrie Yates
<b>Committee members attended virtually (non-voting):</b>	None
<b>Officers present:</b>	Jodi Ingram (Senior Solicitor), Chris Sowerby (Development Planning Team Leader), Catherine Lewis (Development Planning Team Leader), Janice Crook (Senior Planning Officer), Debbie Roberts (Senior Planning Officer) and Charlotte Lynch (Democratic and Member Services Officer)
<b>Other attendees:</b>	Councillors Bill Evans, Michael Green, Margaret Smith and Karen Walton
<b>Public:</b>	15

### **93 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.

### **94 Apologies for Absence**

Apologies for absence were received from Councillors Will Adams and James Flannery. Councillors Colin Sharples and Kath Unsworth attended as substitutes.

### **95 Declarations of Interest**

None.

### **96 Minutes of meeting Thursday, 13 January 2022 of Planning Committee**

**Resolved: (For: 9 Abstain: 3)**

**For:** Councillors C Tomlinson, Hancock, Hesketh, Hunter, Lomax, Moon, P Smith, Watson and Yates

**Abstain:** Councillors Donoghue, Mary Green, and Sharples.

That the minutes of the meeting held on Thursday, 13 January 2022 be approved as a correct record for signing by the Chair.

**97 Appeal Decisions**

There were no appeals to report.

**98 07/2021/00966/REM - Land west of Lancashire Business Park, Centurion Way, Farington, Leyland**

*Councillor Kath Unsworth joined the meeting.*

Registered speaker(s): 3 objectors, Councillor Karen Walton (ward councillor), Councillor Michael Green (neighbouring 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  
NJL Consulting  
Origin, 6<sup>th</sup> Floor  
70 Spring Gardens  
Manchester  
M2 2BQ

Development: Application for Reserved Matters of scale, layout appearance and landscaping following outline approval 07/2020/00781/OUT for up to 51,794 sq m building (Use Class B8) with ancillary office space and associated works.

An amendment was proposed by Councillor Mary Green, seconded by Councillor Jon Hesketh, to defer to application. Upon being taken to the vote, it was subsequently

**Resolved: (Unanimously)**

That the application be deferred to allow further discussions to take place between the applicant and Officers, in consultation with residents, in response to issues raised by the Planning Committee in regards to the size, scale and position of the proposed building together with issues relating to potential noise, air pollution, light pollution, hours of operation and impact on resident's TV signals/digital and communication services.

**99 07/2021/01162/VAR - Unit 7, The Capitol Centre, Capitol Way, Walton-le-Dale**

Registered speaker(s): the Agent

Address: Unit 7

The Capitol Centre  
Capitol Way  
Walton-le-Dale  
Preston  
Lancashire  
PR5 4AW

Applicant: The Royal London UK Real Estate Fund

Agent: Mr Danny Simmonds  
RPS Planning & Development  
20 Farringdon Street  
London  
EC4 4AB

Development: Variation of condition 5 of planning approval 07/2007/0923/FUL (food retail restriction) to allow up to 30% of ground floor area to be used for the sale of food.

The officer recommendation was proposed by Councillor Clare Hunter, seconded by Councillor Caroline Moon, and subsequently

**Resolved: (Unanimously)**

That the application be approved subject to conditions, including an amendment to condition 1 as outlined in the addendum to the report.

**100 07/2021/00812/FUL - Dunbia (Preston) Ltd, Church Road, Bamber Bridge**

Registered speaker(s): 1 objector

Address: Dunbia Preston Limited  
Church Road  
Bamber Bridge  
Preston  
Lancashire  
PR5 6AL

Applicant: Dunbia Preston Ltd.

Agent: Mr Oliver Clawson  
Globe Consultants Limited  
The Tithe Barn  
Greestone Place  
Lincoln  
LN2 1PP

Development: Proposed erection of beef chilling unit and lairage buildings, together with extension to existing building and raising of roof on existing refrigeration building following demolition of existing storage shed and lairage buildings.

An amendment was proposed by Councillor Barrie Yates, seconded by Councillor Caroline Moon, that the application be approved with an additional condition relating to the use of electric vehicle hook-up points.

Upon being put to the vote, it was subsequently

**Resolved: (Unanimously)**

That the application be approved subject to conditions outlined in the report and an additional condition to read that *“Following the completion of the beef chilling unit hereby approved the use of refrigeration systems on parked trailers shall be restricted to those being powered by electric hook-ups only”*.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026.

**101 07/2021/01246/FUL - AB Inbev UK Ltd, Cuerdale Lane, Samlesbury**

Registered speaker(s): the Agent

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

Agent: Mr Dominic Page  
Gerald Eve LLP

Development: Erection of tented warehouse comprising 2,560 m<sup>2</sup> for the storage and distribution of drinks products (Use Class B8), canopy over loading bay (434 m<sup>2</sup>) and associated works.

The officer recommendation was proposed by Councillor Barrie Yates, seconded by Councillor Phil Smith, and subsequently

**Resolved: (Unanimously)**

That the application be approved subject to conditions.

**102 07/2021/01163/FUL - Old Mill Industrial Estate, School Lane, Bamber Bridge**

Registered speaker(s): the Applicant

Address: Old Mill Industrial Estates  
School Lane  
Bamber Bridge

Applicant: Stenprop Industrials 6 Ltd.

Agent: Mr Mark Aylward  
Aylward Town Planning Ltd.  
Unit 16, Tamewater Court  
Dobcross  
Oldham  
OL3 5GD

Development: Erection of 7 blocks for employment use, parking, landscaping, substations and ancillary works following demolition of existing structures.

The officer recommendation was proposed by Councillor Clare Hunter, seconded by Councillor Chris Lomax, and subsequently

**Resolved: (Unanimously)**

That

1. Members were minded to approve the application and
2. the decision was delegated to the Director of Planning and Development in consultation with Chair and Vice-Chair of the Planning Committee upon successful completion of a S106 legal agreement to secure a biodiversity enhancement contribution.

**103 07/2021/00858/FUL - Green Lane Farm, Green Lane, Samlesbury**

Registered speaker(s): None

Address: Green Lane Farm  
Green Lane  
Samlesbury

Applicant: Mr Robert Smith

Agent: Mrs Melanie Lawrenson  
ML Planning Consultants  
5 Bobbin Mill Cottages  
Stubbins Lane  
Claughton on Brock

Development: Installation of earth banked slurry lagoon and associated engineering works.

The officer recommendation was proposed by Councillor Jon Hesketh, seconded by Councillor Barrie Yates, and subsequently

**Resolved: (Unanimously)**

That the application be approved subject to conditions.

**104 07/2021/01194/VAR - 14a Liverpool Road, Penwortham**

Registered speaker(s): None

Address: 14a Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0AD

Applicant: Miss Michelle McKiernan

Development: Variation of condition 14 of planning approval 07/2019/7949/FUL to extend the hours of opening.

The officer recommendation was proposed by Councillor Harry Hancock, seconded by Councillor Phil Smith, and subsequently

**Resolved: (Unanimously)**

That the application be approved subject to conditions.

Chair

Date