

Minutes of	Planning Committee
Meeting date	Thursday, 6 October 2022
Committee members present:	Councillors Caleb Tomlinson (Chair), Mal Donoghue (Vice-Chair), Will Adams, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Clare Hunter, Chris Lomax, Caroline Moon, Phil Smith, Gareth Watson and Barrie Yates
Officers present:	Steven Brown (Head of Development Management), Tasneem Safdar (Shared Legal Services Team Leader), Debbie Roberts (Development Planning Team Leader) and Ben Storey (Democratic and Member Services Officer)
Other attendees:	Councillors Paul Foster, Jacqui Mort, Keith Martin and (attended virtually) Councillor Karen Walton
Public:	17

A video recording of the public session of this meeting is available to view on [YouTube here](#)

36 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.

37 Apologies for Absence

None.

38 Declarations of Interest

Councillor Will Adams declared a personal interest on item 6- Sumpter Horse and Former Penwortham Mills as a member of the sports club referenced in the report.

39 Minutes of meeting Thursday, 8 September 2022 of Planning Committee

Resolved: (Unanimously)

That the minutes of the meeting held on Thursday, 8 September 2022, be approved as a correct record for signing by the Chair.

40 Appeal Decisions

Head of Development Management, Steven Brown informed Committee of one enforcement appeal in respect of 1, White Cottages, Potters Lane, Samlesbury. This was an appeal against an enforcement notice issued by the Council in relation to a

raised platform/balcony being erected. The Inspector agreed that the raised platform did cause harm to the adjoining neighbours and dismissed the appeal.

The Inspector did however offer a choice to the occupants, either to remove the decking as directed in the enforcement notice or erect a boundary screen above the existing screen to provide privacy for the neighbour.

41 07/2020/01035/FUL- Sumpter Horse Site, Leyland Road, Penwortham & 07/2020/01034/ORM- Former Penwortham Mills, Factory Lane, Penwortham

Registered speaker(s): One objector and a representative of the applicant.

Address: Sumpter Horse Site, Leyland Road, Penwortham and Former Penwortham Mills, Factory Lane, Penwortham

Applicant: Mr J Patel

07/2020/01035/FUL- Sumpter Horse Site, Leyland Road, Penwortham

- Development: Demolition of the vacant public house and the erection of 25 dwellings (100% affordable units) with associated vehicular access off Leyland Road, landscaping and car parking (to include car park provision 20 spaces for existing dwellings located on Leyland Road).

- The officer recommendation was proposed by Councillor James Flannery, seconded by Councillor Will Adams and subsequently;

Resolved: (Unanimously)

That Committee are minded to approve the application with the final decision to be delegated to the Director of Planning and Development in consultation with the Chair and Vice-Chair of the Planning Committee upon successful completion of a legal agreement to secure public open space and affordable housing.

07/2020/01034/ORM- Former Penwortham Mills, Factory Lane, Penwortham

Development: Full planning permission for a phased development comprising: the erection of a retail store (Use Class E) with associated access, car parking, electricity sub-station re-location, landscaping and servicing and delivery areas (Phase 1a); the erection of 120 dwellings (Use Class C3) and associated access off the Cross Borough Link Road, car parking, public open space, landscaping, and associated engineering and infrastructure works (Phase 1b); and Outline planning permission, with all matters reserved except for access, for a phased residential development comprising the erection of up to 181 dwellings (Phases 2 & 3).and communal ancillary spaces, café/bistro, retail unit, external landscaping and associated works.

The officer recommendation was proposed by Councillor James Flannery, seconded by Councillor Will Adams with an additional amendment to exclude 'and Factory Lane' included in error from the description of the proposed development. It was subsequently;

Resolved: (Unanimously)

That Committee are minded to approve the application with the final decision to be delegated to the Director of Planning and Development in consultation with the Chair and Vice-Chair of the Planning Committee upon successful completion of a legal agreement to secure public open space and affordable housing.

42 07/2022/00457/FUL- Former Lostock Hall Primary School Site, Avondale Drive, Lostock Hall

Registered speaker(s): Two objectors, Councillors Paul Foster and Jacqui Mort, the applicants agent and a representative of the applicant.

Address: Former Lostock Hall Primary School site
Avondale Drive
Lostock Hall
Preston
PR5 5BQ

Applicant: Westchurch Homes Ltd

Agent: Maybern Planning & Development
Hurstwood Court Business Centre
New Hall Hey Road
Rawtenstall
Rossendale
BB4 6HR

Development: Erection of 50 Residential Units with access, parking, open space and landscaping infrastructure.

An amendment to refuse the application, against the officers recommendation, was proposed by Councillor Will Adams but was later withdrawn.

An amendment to defer the application was proposed by Councillor Barrie Yates, seconded by Councillor Caroline Moon and subsequently;

Resolved: (For: 12 Against: 1)

That the application be deferred to allow for further work around issues raised by Committee, namely a detailed report from United Utilities and the Lead Local Flood Authority on flooding and drainage concerns, traffic generation, localised highway improvements and associated air quality, density of proposed site and the relationship with surrounding properties and extra green open spaces.

Chair

Date