

Minutes of **Planning Committee**

Meeting date **Thursday, 11 January 2024**

Members present: Councillors Caleb Tomlinson (Chair), Elaine Stringfellow (Vice-Chair), Matthew Farnworth, Peter Mullineaux, David Shaw, Phil Smith, Haydn Williams, Damian Bretherton, Wesley Roberts and Colin Sharples

Officers: Elizabeth Hindle (Head of Planning and Enforcement), Catherine Thomas (Planning Manager), Alex Jackson (Shared Legal Services Team Leader), Debbie Roberts (Development Planning Team Leader), Chris Sowerby (Development Planning Team Leader), Janice Crook (Senior Planning Officer) and Ben Storey (Democratic and Member Services Officer)

Other members: Councillors Paul Wharton-Hardman, Pete Pillinger, Margaret Smith, Angela Turner and attending virtually, Councillors Michael Green, Mary Green, Karen Walton, Kath Unsworth and George Rear

Public: 16

183 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.

184 Apologies for Absence

Apologies for absence were received from:

- Councillor Kath Unsworth – substituted by Councillor Wesley Roberts.
- Councillor Mary Green – substituted by Councillor Damian Bretherton
- Councillor Will Adams – substituted by Councillor Colin Sharples

185 Declarations of Interest

Councillor Haydn Williams declared an interest in items 7 and 8 - Land West of Lancashire Business Park, Farington as a member of Farington Parish Council, but did not participate in any debate on either applications at any parish council meetings.

186 Minutes of meeting Thursday, 7 December 2023 of Planning Committee

RESOLVED

That the minutes of the last meeting, held on Thursday 7 December 2023, are agreed as an accurate record.

187 Appeal Decisions

The Planning Manager provided an update on an appeal decision regarding the proposed dog training facility at Gables Farm, Lindle Lane, Hutton. Following a decision by committee to defer the application to a later meeting, the applicant appealed against non-determination. The Inspector concluded that the development would have an impact on residential amenity and subsequently dismissed the appeal and refused the application.

188 07/2023/00070/FUL - Lancashire Constabulary Headquarters, Saunders Lane & Lindle Lane, Hutton

Registered speakers: 3 objectors, Councillor Margaret Smith, the applicant and the applicant's agent.

Address: Lancashire Constabulary HQ
Police Headquarters – Saunders Lane & Lindle Lane
Hutton

Applicant: Lancashire Constabulary

Agent: McBains
26 Finsbury Square
London EC2A 1DS

Development: Hybrid planning application for redevelopment of Lancashire Constabulary Headquarters sites at Lindle Lane & Saunders Lane comprising:
a) Full planning application (Masterplan phases 1-3) to develop Saunders Lane and Lindle Lane sites
- Phases 1 and 2 Saunders Lane
- Phase 3 Lindle Lane
b) Outline planning application relating to Masterplan Phases 4-7 for Saunders Lane site

The officers' recommendation to approve the application, subject to the imposition of conditions within the report and the suggested amendments raised during the debate was proposed by Councillor Haydn Williams and seconded by Councillor Matthew Farnworth.

It was subsequently;

Resolved: (Unanimously)

that the application be approved, subject to recommendations within the officer's report and amendments in relation to:

- The removal of condition 37 on the full application and amendment of the title of Appendix 2 to make it clear the second schedule of conditions relate to the outline planning application.
- Condition 4 on the full and condition 3 on the outline permissions to be amended to include a requirement for the applicant to submit a routing plan for construction vehicles.

- Condition 29 on the full permission to be amended to require the submission of additional landscape screening to the boundary with the neighbouring residential property on Saunders Lane.
- Condition 9 on the full permission and condition 5 on the outline to be amended to require notification be sent to adjoining residents in advance of piling works.

189 07/2023/00764/REM - Land West Of Lancashire Business Park, Farington

Registered speakers: one objector, Councillor Paul Wharton-Hardman and the applicant's agent.

Address: Land West Of Lancashire Business Park
Centurion Way
Farington
Lancashire
PR26 6TS

Applicant: Caddick Development Ltd

Agent: Mark Saunders
NJL Consulting
Origin, 6th Floor
70 Spring Gardens
Manchester
M2 2BQ

Development: Reserved Matters of Appearance, Landscaping, Layout and Scale following outline approval 07/2020/00781/OUT for 3no. buildings (Use Classes E(g)/ B2/B8) with associated works together with updated landscaping scheme and ecological enhancements for the Phase 1 development

The officers' recommendation to approve the application, subject to the imposition of conditions within the report and the suggested amendments raised during the debate was proposed by Councillor Haydn Williams and seconded by Councillor Matthew Farnworth.

It was subsequently;

Resolved: (Unanimously)

That the application be approved with conditions outlined within the officer's report, subject to amendments to review the condition on the lighting strategy and add a further condition to require a routing plan for construction vehicles during development.

190 07/2023/00765/FUL - Land West Of Lancashire Business Park, Farington

Registered speakers: Councillor Paul Wharton-Hardman and the applicant's agent.

Address: Land West Of Lancashire Business Park
Centurion Way
Farington
Lancashire
PR26 6TS

Applicant: Caddick Development Ltd

Agent: Victoria Coleman
NJL Consulting
Origin, 6th Floor
70 Spring Gardens
Manchester
M2 2BQ

Development: Erection of a Class E(g)/B2/B8 Use building with ancillary office space, associated parking, landscaping and infrastructure

The officers' recommendation to approve the application, subject to the imposition of conditions within the report and the suggested amendments raised during the debate was proposed by Councillor Haydn Williams and seconded by Councillor Matthew Farnworth.

It was subsequently;

Resolved: (Unanimously)

that the application be approved with conditions outlined within the officer's report, subject to amendments to review the condition on the lighting strategy and add a further condition to require a routing plan for construction vehicles during development.

191 07/2023/00880/FUL - 47 Hough Lane, Leyland

Registered speakers: Councillors Paul Wharton-Hardman and Pete Pillinger, and the applicant's agent.

Address: 47 Hough Lane
Leyland
Lancashire
PR25 2SR

Applicant: BoyleSports (UK) Limited

Agent: Mr Steve Rowe
98 King Street
Ship Canal House
Manchester
M2 4WU
United Kingdom

Development: Change of use from former bank (Use Class E) to Betting

Office (Sui Generis) together with new shop front and installation of 2no. satellites

An amendment to refuse the application, against the officers' recommendation, on the grounds that the application does not comply with Policy E3 of the South Ribble Local Plan was proposed by Councillor Haydn Williams and seconded by Councillor Colin Sharples.

The officers' recommendation to approve the application, subject to the imposition of conditions outlined within the report was proposed by Councillor Phil Smith and seconded by Councillor Peter Mullineaux.

A vote to approve the application was taken and was subsequently;

Resolved: (FOR 7 AGAINST 3)

that the application be approved, subject to conditions, as per the officers' recommendation.

192 07/2023/00722/VAR - 16 Liverpool Road, Penwortham

Registered speakers: None

Address: 16 Liverpool Road
Penwortham
Preston
Lancashire
PR1 0AD

Applicant: Mr Antony Ian Anderson

Development: Variation of Conditions 9 and 11 of planning approval 07/2019/6994/COU as varied by 07/2022/00148/VAR to allow for the external seating area to be used until 22:00hrs (Amended description)

The officers' recommendation to approve the application, subject to the imposition of conditions outlined within the report was proposed by Councillor David Shaw and seconded by Councillor Matthew Farnworth.

It was subsequently;

Resolved: (Unanimously)

that the application be approved, subject to conditions as per the officer's recommendation.

193 07/202300952/VAR - 16 Liverpool Road, Penwortham

Registered speakers: None

Address: 16 Liverpool Road
Penwortham
Preston
Lancashire

Applicant: PR1 0AD
Mr Antony Ian Anderson

Development: Variation of condition 3 of planning approval
07/2022/00778/FUL to extend the hours of use of the
pergola until 22:00 hrs

The officers' recommendation to approve the application, subject to the imposition of conditions outlined within the report was proposed by Councillor David Shaw and seconded by Councillor Matthew Farnworth.

It was subsequently;

Resolved: (Unanimously)

that the application be approved, subject to conditions as per the officer's recommendation.

194 07/2023/00992/COU and 07/2023/00990/LBC - Ground Floor Unit G27-28, Worden Hall, Leyland

Registered speakers: None

Address: Ground Floor Unit G27-28
Worden Hall
Worden Park
Worden Lane
Leyland

Applicant: South Ribble Borough Council – Adam Nickson

Development: Listed building consent and planning permission for
change of use from bar (Sui Generis) to retail (Class
E(a))

07/2023/00992/COU

The officers' recommendation to approve the application, subject to the imposition of conditions outlined within the report was proposed by Councillor Wesley Roberts and seconded by Councillor Haydn Williams.

It was subsequently;

Resolved: (Unanimously)

that the application be approved, subject to conditions as per the officer's recommendation.

07/2023/00990/LBC

The officers' recommendation to grant listed building consent was proposed by Councillor Wesley Roberts and seconded by Councillor Haydn Williams.

It was subsequently;

Resolved: (Unanimously)

that listed building consent be granted as per the officer's recommendation.

Chair

Date