

MINUTES OF PLANNING COMMITTEE

MEETING DATE Wednesday, 30 May 2018

MEMBERS PRESENT: Councillors Jon Hesketh (Chair), Rebecca Noblet (Vice-Chair), Bill Evans, Derek Forrest, Mick Higgins, Jim Marsh, Jacqui Mort, Peter Mullineaux, Mike Nathan, Mike Nelson, Caleb Tomlinson and Barrie Yates

OFFICERS: Jonathan Noad (Director of Planning and Property), Dave Whelan (Legal Services Manager/Interim Monitoring Officer), Catherine Lewis (Interim Assistant Planning Manager (Development Management)), Chris Sowerby (Interim Assistant Planning Manager (Development Management)), Janice Crook (Planning Officer) and Dianne Scambler (Governance and Member Services Team Leader)

OTHER MEMBERS AND OFFICERS: Councillor Clifford Hughes MBE (Cabinet Member (Strategic Planning, Housing and Economic Growth)), Councillor Colin Clark, Councillor Colin Coulton, Councillor Susan Jones JP, Councillor Phil Smith and Councillor Graham Walton

PUBLIC: 0

1 Welcome and Introduction

The Chair, Councillor Jon Hesketh, welcomed Councillors Mick Higgins, Jacqui Mort and Peter Mullineaux who had been appointed to the Committee for 2018/19, the Chair also welcomed the members of the public to the meeting; introduced the committee and explained the proceedings and role of its members.

2 Apologies for Absence

Apologies for absence were received from Councillors Renee Blow, Ken Jones and Mal Donoghue.

3 Declaration of Interest

The following interests were declared:

Councillor Jon Hesketh – Item 2: Personal Interest
Councillor Barrie Yates – Item 13: Non-pecuniary Interest

Although not a Member of Committee, Councillor Colin Clark was in attendance at the meeting and declared a personal interest in Item 1- (Councillor Clark lived next door to the proposed development and had objected to the planning application.

4 Minutes of the Last Meeting

RESOLVED (Unanimously):

That the minutes of the meeting held on 25 April 2018 be approved as a correct record for signing by the Chair.

5 Appeal Decisions

The Director of Planning and Property reported that Persimmon Homes had appealed the decision of Land off Brindle Road, Bamber Bridge development, against the refusal of planning permission. The Council had already received an appeal for this decision from Bellway Homes.

Despite a request by the Council to hold the two hearings on the same day, the Planning Inspectorate had confirmed that they would hold two separate planning hearings.

6 Planning Application - 07/2018/1838/FUL - 72 Marsh Lane, Longton

Councillor Colin Clark left the meeting.

Speakers: Councillor Colin Coulton (on behalf of Councillor Colin Clarke and his wife), the Director of Planning and Property (read out a letter of objection that had been submitted by Councillor Colin Clark).

Address: 72 Marsh Lane, Longton, Preston,
Lancashire PR4 5ZL

Applicant: Mr Andrew McKerney

Agent: Ms Suzi Darbyshire, 184/186 Station Road,
Bamber Bridge, Preston, Lancashire
PR5 6SE

Development: Erection of 2no agricultural stores (steel shipping containers) to accommodate storage of equipment and to house sheep/feed and the formation of silo area for grass

RESOLVED (Unanimously):

That the application be deferred to allow for further dialogue to take place with the applicant regarding the siting of the buildings and information on the intended use of the land and buildings for the keeping of sheep.

7 Planning Application - 07/2018/1646/FUL - Lane Ends Farm, Liverpool Road, Much Hoole

Councillor Jon Hesketh left the meeting and the Vice Chair, Councillor Rebecca Noblet took the Chair for this item.

Address: Lane Ends Farm, Liverpool Road, Much Hoole,
Preston, Lancashire PR4 5JT

Applicant: WTC Farms

Agent: Roger Treacher, Farriers Farm, Grange Lane, Hutton, Preston PR4 5JH

Development: Erection of open sided agricultural building to accommodate a manure store

RESOLVED (Unanimously):

That the application be approved with conditions.

Councillor Jon Hesketh returned to the meeting and took the Chair.

8 Planning Application - 07/2018/0334/OUT - Land South of 89 Langdale Road, Leyland

Address: Land South of 89 Langdale Road, Leyland, Lancashire

Applicant: The Trustees of Worden Estate

Agent: Mr Richard Percy, Broadsword House, 2 Stonecrop, North Quarry Business Park, Appley Bridge, Wigan WN6 9DL

Development: Outline application for a residential development (14 dwellings) with associated access road, earth bund and the erection of 2.5m high boundary fence to the eastern side of the site

RESOLVED: (Yes: 9, No:2)

That members be minded to approve the application with the decision being delegated to the Director of Planning and Property in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure commuted sums for affordable housing, off-site public open space and for the management and maintenance of on-site public open space and the adjacent woodland.

9 Planning Application - 07/2018/1676/FUL - Oakwell Auto Electrical Ltd, 24 Hastings Road, Leyland

Speaker: Councillor Susan Jones (Ward Councillor)

Address: Oakwell Auto Electrical Ltd, 24 Hastings Road, Leyland, Preston, Lancashire PR25 3SP

Applicant: Oakwell Auto Electrical Ltd.

Agent: Mr Bob Margerison, 213 Preston Road, Whittle-le-Woods, Chorley PR6 7PS

Development: Single storey side extension

RESOLVED: (Unanimously)

That members be minded to approved the application with the decision being delegated to the Director of Planning and Property in consultation with the Chairman and Vice-Chairman of the Planning Committee on the completion of a 28 days period from the serving of the Certificate of Ownership on the owners of the land to which part of this application relates.

10 Planning Application - 07/2018/1692/VAR - Oakwell Auto Electrical Ltd, 24 Hastings Road, Leyland

Speaker: Councillor Susan Jones (Ward Councillor)

Address: Oakwell Auto Electrical Ltd, 24 Hastings Road, Leyland, Preston, Lancashire PR25 3SP

Applicant: Oakwell Auto Electrical Ltd.

Agent: Mr Bob Margerison, 213 Preston Road, Whittle-le-Woods, Chorley PR6 7PS

Development: Application for the variation of condition 2 (Approved plans) of planning permission 07/2016/0117/FUL

RESOLVED: (Unanimously)

That members be minded to approved the application with the decision being delegated to the Director of Planning and Property in consultation with the Chairman and Vice-Chairman of the Planning Committee on the completion of a 28 days period from the serving of the Certificate of Ownership on the owners of the land to which part of this application relates.

11 Planning Application - 07/2018/1821/FUL - 25 Turpin Green Lane, Leyland

Speakers: 3 objectors, Councillor Susan Jones (Ward Councillor) and Mr S Porter (Applicant).

Address: 25 Turpin Green Lane, Leyland, Preston, Lancashire PR25 3HA

Applicant: Mr S Porter

Agent: Mr Matthew Cross, 182 Rawlinson Lane, Heath Charnock, Chorley PR7 4DJ

Development: Two storey rear extension, sub division of ground floor shop into 2 No. A1 units together with the provision of an additional flat at first floor

RESOLVED (Unanimously):

That the application be refused for the following reasons:

1. The proposed two storey rear extension would have a detrimental impact on the residential amenity of the adjacent residential dwelling by virtue of its massing, proximity, height, scale and window placement, leading to an overbearing effect and loss of privacy, contrary to Policy G17 in the South Ribble Local Plan; and
2. The application fails to provide off-street car parking, contrary to Policies F1, G17 and Appendix 4 of the South Ribble Local Plan.

12 Planning Application - 07/2018/1023/FUL - 25 Golden Hill Lane, Leyland

Speakers: Councillor Susan Jones (Ward Councillor)

Address: 25 Golden Hill Lane, Leyland, Lancashire PR25 3NP

Applicant: Phongsri Williams

Agent: None

Development: Change of use from hairdresser to massage shop

RESOLVED (Yes: 9, No 2):

That the application be refused because the proposal would see the loss of an existing retail premises, and subsequent reduction of retail units to an unacceptable level within Leyland Town Centre. It is therefore contrary to Policy E3 (Leyland Town Centre) of the South Ribble Local Plan 2012-2026 and South Ribble Retail Position Statement (Nov 2017).

13 Planning Application - 07/2018/1850/FUL - Prospect Hill Training Centre, Old Brown Lane, Walton-Le-Dale

Speakers: 1 Objector and Mr S Ormisher (Applicant)

Address: Prospect Hill Training Centre, Old Brown Lane
Walton-Le-Dale, Preston, Lancashire PR5 6ZA

Applicant: Mr Ormisher

Agent: P Wilson & Company LLP, Burlington House
10-11 Ribblesdale Place, Preston PR1 3NA

Development: Retrospective application for change of use from a training course (Class D1), to a storage and distribution use in connection with a drain cleaning/repair business (Class B8), and retention of two 5m high poles to accommodate CCTV cameras, security fencing and access gate

RESOLVED (Yes: 7, Abstain: 1, No: 4):

That the application be refused for the following reasons:

1. The proposed industrial use would have a serious urbanising effect that would conflict with the purposes of including land within the Green Belt contrary to the Policy G1 of the South Ribble Local Plan; and
2. The proposal would harm the openness of the Green Belt and would constitute inappropriate development for the purposes of the National Planning Policy Framework and Policy G1 of the South Ribble Local Plan.

Chair

Date