MINUTES OF	**PLANNING COMMITTEE**
MEETING DATE	**Wednesday, 3 April 2019**
MEMBERS PRESENT:	Councillors Jon Hesketh (Chair), Renee Blow, Malcolm Donoghue, Bill Evans, Derek Forrest, Ken Jones, Jim Marsh, Jacqui Mort, Peter Mullineaux, Mike Nelson, Caleb Tomlinson, Graham Walton 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)), Debbie Roberts (Planning Officer) and Dianne Scambler (Governance and Member Services Team Leader)
OTHER MEMBERS AND OFFICERS:	Councillor Colin Clark (Cabinet Member (Corporate Support and Assets)), Councillor Clifford Hughes MBE (Cabinet Member (Strategic Planning and Housing)), Councillor Keith Martin, Councillor Margaret Smith (Leader of the Council and Leader of the Conservative Group), Councillor Phil Smith (Cabinet Member (Regeneration and Leisure)) and Councillor Susan Snape (Cabinet Member (Finance))
PUBLIC:	0

123 Welcome and Introduction

The Chair, Councillor Jon Hesketh, welcomed members of the public to the meeting, introduced the Committee, and explained the roles of its members and proceedings.

124 Apologies for Absence

Apologies for absence were received from Councillors Rebecca Noblet (Vice Chair) and Mick Higgins.

125 Declaration of Interest

The Chair mentioned that all Members of the Committee were aware that the applicant of Item 8 was Councillor Susan Snape who was an elected Member of South Ribble Borough Council.

Councillor Celeb Tomlinson declared a non-prejudicial interest in Item 7 – 2-4 Spinners Square, Bamber Bridge

126 Minutes of the Meeting on Wednesday, 6 March 2019

RESOLVED (Unanimously)

That the minutes of the Planning Committee meeting held on 6 March be confirmed as a correct record for signing by the Chair.

127 Minutes of the Meeting on Monday, 11 March 2019

RESOLVED (Unanimously):

That the minutes of the Planning Committee meeting held on 11 March 2019, be held as a correct record for signing by the Chair.

128 Appeal Decisions

There were no appeals to report.

129 07/2019/1571/FUL - 2-4 Spinners Square, Bamber Bridge

Speakers: 2 Objectors and the Applicant's Agent (Mr Chris Weetman).

Address: 2-4 Spinners Square, Bamber Bridge, Preston, Lancashire PR5 6EQ

Applicant: Mr Lee Forshaw

Agent: Mr Chris Weetman, CW Planning Solutions Ltd, 1 Reeveswood, Eccleston PR7 5RS

Development: Change of use from A1 (shop) to A4 (drinking establishment), single storey side extension and decking area to front and side (resubmission of 07/2018/3514/FUL)

RESOLVED: (Unanimously)

That the planning application be refused for the following reasons:

1. The proposed external development would be out of keeping with, and as a result harmful to the character and appearance of the immediate area and is therefore contrary to South Ribble Local Plan Policy G17(a & b)

2. The submission fails to demonstrate that internal and external use of the premises by virtue of noise, increased use and activity would not have an adverse impact on the amenities of neighbouring properties. The proposal is therefore contrary to Policies B1(c) and G17(a) of the South Ribble Local Plan, Policy 17 (c & d) of the Central Lancashire Core Strategy

130 07/2018/8493/PIP - 25 Midge Hall Lane, Midge Hall, Leyland

Councillor Susan Snape left the meeting.

Speakers: 3 Supporters and the Applicant's Agent (Dan Matthewman, Country Planning Ltd)

Address: 25 Midge Hall Lane, Midge Hall, Leyland

Applicant: Mrs Susan Snape

Agent: Dan Matthewman, Country Planning Ltd, 23 Granary Lane, Worsley M28 2PH

Development: Application for Permission in Principle for erection of one dwelling

Councillor Barrie Yates moved a motion, seconded by Councillor Jim Marsh to approve the application on the basis that the applicant had demonstrated special circumstances for development in the Green Belt.

Councillor William Evans moved an amendment to the motion, seconded by Councillor Caleb Tomlinson to refuse the application for the reasons outlined in the report.

The vote on the amendment was taken first and the electronic voting system recorded a vote of (Yes: 6, No: 6). However, with 13 Members being present at the Committee meeting, the Monitoring Officer noted that only 12 Members names were showing on the voting screen. Upon checking it was realised that Councillor Mal Donoghue was not registered as taking the vote, even though the central unit showed that he had voted, so the electronic vote was deemed null and void as it was factually incorrect.

A further vote on the amendment was then taken by going round the Committee individually and asking whether they were in favour of approval or refusal, the vote was subsequently

RESOLVED (Yes: 8: No: 5)

That the planning application be refused for the following reasons:

1. The proposal constitutes inappropriate land use in the Green Belt. The applicant has failed to demonstrate very special circumstances to justify the proposal which would harm the character and openness of the Green Belt contrary to the Green Belt policy. The benefits of the scheme insufficiently outweigh the harm to that landscape and as such, the proposed development is contrary to the National Planning Policy Framework (2018) and Policy G1 of the South Ribble Local Plan 2012-2026.

2. The proposed development would result in an incongruous feature which if appropriately placed would result in overdevelopment of the site, and would be out of keeping with the immediate street scene to the detriment of the character and appearance of the area. As such the proposal is considered to be contrary to Policy G17 of the South Ribble Local Plan 2012-2026 and Central Lancashire Core Strategy Policy 17.

131 07/2019/7012/FUL - Railway Bridge at Asland Close and Brennand Close, Bamber Bridge

Speakers: None

Address: Land to Rear Asland and Brennand Close, Bamber Bridge.

Applicant: Network Rail Infrastructure Ltd

Agent: Mrs Sue Wood, Network Rail

Development: Erection of footbridge over railway line and 4m wide access track together with the formation of temporary compound and temporary 8m wide access track within Withy Grove Park (as previously approved by 07/2015/1536/FUL)

RESOLVED (Unanimously):

That the planning application be approved with conditions.

Chair Date