

PLANNING COMMITTEE

HELD: 11 FEBRUARY 2016

Start: 7.30 p.m.

Finish: 9.02 p.m.

**PRESENT: Councillor Bell (Chairman)
Councillor Owen (Vice-Chairman)**

Councillors: Ashcroft Mee
Baybutt Nixon
Cotterill Pendleton
Dowling Pope
G. Hodson Mrs. Stephenson
Hudson West
McKay Mrs. Westley
C. Marshall

Officers: Interim Director Planning (Mr. J. Harrison)
Head of Development Management (Mrs. C. Thomas)
Legal and Member Services Manager (Mr. M. Jones)
Principal Planning Officer (Miss. E.O. Woollacott)
Member Services/Civic Officer (Mrs. J.A.Ryan)

In attendance: Councillor J. Hodson (Portfolio Holder for Planning)
Councillor Owens (Derby Ward)
Councillor Delaney (Scott Ward)

61. APOLOGIES

Apologies for absence were received on behalf of Councillor O'Toole.

62. MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule No. 4, the Committee noted the termination of Councillors Dereli and Savage and the appointment of Councillors Dowling and Cotterill for this meeting only, thereby giving effect to the wishes of the Political Groups.

63. URGENT BUSINESS, IF ANY, INTRODUCED BY THE CHAIRMAN

There were no urgent items of business.

64. DECLARATIONS OF INTEREST

1. Councillor Pope declared a disclosable pecuniary interest in respect of Planning Application 2015/1282/FUL relating to Landhurst, Hall Lane, Lathom, Ormskirk as he is the owner of the application site and therefore left the Chamber during consideration of this item.
2. Councillor Pope declared a pecuniary interest in respect of planning application 2015/1149/FUL relating to the Mathematics Block, Edge Hill University, St. Helens Road, Ormskirk by virtue of his employment at the University of Central Lancashire and therefore left the Chamber during consideration of this item.

65. DECLARATIONS OF PARTY WHIP

There were no declarations of Party Whip.

66. MINUTES

RESOLVED That the minutes of the meeting held on the 14 January 2016 be approved as a correct record and signed by the Chairman, subject to an amendment to Minute 59 (Note 2) that Mrs. Tess Reddington is the Parish Clerk to Burscough Parish Council.

67. PLANNING APPLICATIONS

The Interim Director Planning submitted a report on planning applications (all prefixed 2015 unless otherwise stated) as contained on pages 1546 to 1596 of the Book of Reports and on pages 1603 to 1608 giving details of late information.

- RESOLVED
- A. That planning application 1282/FUL relating to Landhurst Hall Lane, Lathom be approved subject to the recommendation as set out on page 1596 of the Book of Reports.
 - B. That planning application 1221/FUL relating to Moss Grove Cottage, Wood Lane, Lathom be refused for the following reasons:-
 - 1. The proposal constitutes inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt. This would be contrary to the advice given in the National Planning Policy Framework (NPPF). No very special circumstances have been identified which would outweigh the harm caused by reason of inappropriateness.
 - 2. The proposed development fails to comply with the National Planning Policy Framework, Policy GN3 in the West Lancashire Local Plan 2012-2027 DPD and Supplementary Planning Document 'Design Guide' (Jan 2008) in that size, design and bulk of the dwelling would be incongruous in this location and would cause harm to the rural character and appearance of the locality.
 - 3. The proposed development conflicts with Policy EN2 of the West Lancashire Local Plan Development Plan Document 2012-2027, paragraph 118 of the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2010 (as amended) in that insufficient information has been provided to demonstrate that the proposed development would not adversely affect protected species and habitat.
 - C. That planning application 1149/FUL relating to the Mathematics Block, Edge Hill University, St. Helens Road, Ormskirk be approved subject to the conditions as set out on pages 1568 to 1571 in the Book of Reports, but subject to an amendment to condition 13 and an additional condition 14 as below:-

Condition 13

Notwithstanding the submitted landscaping scheme, no construction works shall commence until details of further landscaping to the site boundary with 50 and 52 Ruff Lane have been submitted to and approved in writing by the Local Planning Authority. Within 9 months from the date when any part of the development hereby approved is first brought into use the approved landscaping scheme shall be carried out. All trees and shrubs planted shall comply with BS. 3936 (Specification of Nursery Stock) and shall be planted in accordance with BS.4428 (General Landscape Operations). All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed date of planting.

Condition 14

Above ground floor level the proposed windows on the east elevation of the building facing 50 and 52 Ruff Lane shall be non-opening.

Reason 14

To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

- D. That planning application 1173/FUL relating to Birches Brow, Formby Lane, Aughton be deferred to allow for consideration of the amendment to the location of the car parking area.
- E. That planning application 0641/FUL relating to Unit 2, Holland Business Park, Spa Lane, Lathom be approved subject to the conditions as set out on pages 1579 to 1581 of the Book of Reports with an amendment to Condition 3 as set out below:-

Amended Condition 3

No more than 15% of all sales by value from the premises in any one financial year (1 April-31 March) shall be for retail purposes. Retail sales to be limited to food and drink items only.

(Notes:

1. In accordance with the procedure for public speaking on planning applications on this Committee, members of the public spoke in connection with application no. 2015/1149/FUL.
2. In accordance with Regulatory Procedure Rule 7 (b) Councillor Owens spoke in connection with planning application 2015/1149/FUL, Mathematics Block, Edge Hill University, St. Helens Road, Ormskirk.
3. Councillor Pope had declared a disclosable pecuniary interest in respect of planning application 2015/1282/FUL, Landhurst, Hall Lane, Lathom and therefore left the Chamber during consideration of this item.
4. Councillor Owens left the Chamber at the conclusion of planning application 2015/1149/FUL, Mathematics Block, Edge Hill University, St. Helens Road, Ormskirk and was not present for the remainder of the meeting).

5. Councillor Pope had declared a pecuniary interest in respect of planning application 2015/1149, Mathematics Block, Edge Hill University, St. Helens Road, Ormskirk and therefore left the Chamber during consideration of this item).

- CHAIRMAN -