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22 February 2017

**PLANNING MEMBERS UPDATE
COUNCIL YEAR 2016/17
FEBRUARY 2017 – ISSUE 10**

The content of this MEMBERS UPDATE covers all the services provided by the Planning Committee.

If a Member wishes to receive further information on anything in the Update, please contact the officer named at the beginning of the article.

If a Member wants to place an item on the Committee agenda in connection with any article in the Update, please provide it to member.services@westlancs.gov.uk or telephone 01695 585017 by **12 Noon on Tuesday 28 February 2017.**

The Press are asked to contact the Consultation and Communications Manager for further information on this Update.

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For further information, please contact:-
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ARTICLE NO: 1A

PLANNING COMMITTEE

MEMBERS UPDATE 2016/17

Issue: 10

Article of: Director of Development and Regeneration

Contact for further information: Mrs C Thomas (Extn. 5134)
(E-mail: catherine.thomas@westlancs.gov.uk)

SUBJECT: Applications Determined Under The Delegated System – 21/01/2017 to 17/02/2017

WARD:- Aughton And Downholland

Application: 2016/1097/FUL Decision: Planning Permission Granted

Proposal: Variation of Condition No. 2 imposed on planning permission 2015/1168/FUL to vary the approved plans including relocation of the approved house within the site together with alterations to the approved access arrangements.

Location: 11 Granville Park, Aughton, Ormskirk, Lancashire, L39 5DS

Applicant: Mr & Mrs Vian

WARD:- Aughton And Downholland

Application: 2016/1124/FUL Decision: Planning Permission Granted

Proposal: Single storey rear and front extensions, 2-storey side extension, loft conversion (including dormer windows at rear) and internal alterations.

Location: 12 Moss Delph Lane, Aughton, Ormskirk, Lancashire, L39 5DZ

Applicant: Mr J Cringle

WARD:- Aughton And Downholland

Application: 2016/1211/FUL Decision: Planning Permission Granted

Proposal: Temporary access points, gates and fence to facilitate new raw water main lay between Springfield WTW and Bickerstaffe WTW

Location: Various Locations Along, Brookfield Lane, Mickering Lane, Prescott Road,, Bowkers Green Lane, Aughton And, Billinge Road, Liverpool Road, Bickerstaffe, Lancashire,

Applicant: United Utilities

WARD:- Aughton And Downholland

Application: 2016/1280/FUL Decision: Planning Permission Granted

Proposal: Demolition of existing conservatory and construction of new sunroom to rear of farmhouse. Change of kitchen window to door opening. Re-opening of blocked-in windows to rear elevation / lounge. Refurbishment of existing outbuilding and construction of new glazed extension and pool room to rear. Addition of solar thermal panels to outbuilding roof rear aspect.

Location: Owens Farm, Broad Lane, Downholland, Ormskirk, Lancashire, L39 7HS

Applicant: Mr T Lesser

WARD:- Aughton And Downholland

Application: 2016/1281/LBC Decision: Listed Building Consent Granted

Proposal: Listed Building Consent - Demolition of existing conservatory and construction of new sunroom to rear of farmhouse. Change of kitchen window to door opening. Re-opening of blocked-in windows to rear elevation / lounge. Refurbishment of existing outbuilding and construction of new glazed extension and pool room to rear. Addition of solar thermal panels to outbuilding roof rear aspect.

Location: Owens Farm, Broad Lane, Downholland, Ormskirk, Lancashire, L39 7HS

Applicant: Mr T Lesser

WARD:- Aughton And Downholland

Application: 2016/1292/FUL Decision: Planning Permission Granted

Proposal: Erection of new detached house, ancillary buildings and landscape works following demolition of existing buildings.

Location: South Springs, St Michael Road, Aughton, Ormskirk, Lancashire, L39 6SA

Applicant: Mr D Little

WARD:- Aughton And Downholland

Application: 2016/1304/FUL Decision: Planning Permission Granted

Proposal: First Floor Extension at Front

Location: 26 Narrow Lane, Aughton, Ormskirk, Lancashire, L39 5EW

Applicant: Mr & Mrs S Taylor

WARD:- Aughton And Downholland

Application: 2017/0087/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

Proposal: Certificate of Lawfulness - Proposed single storey side extension.

Location: 314 Prescott Road, Aughton, Ormskirk, Lancashire, L39 6RR

Applicant: Mr Michael Maslen

WARD:- Aughton Park

Application: 2016/1174/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted
Proposal: Certificate of Lawfulness - Proposed dropping and strengthening of pavement/kerb.
Location: 2 Sherwood Avenue, Aughton, Ormskirk, Lancashire, L39 5BA
Applicant: Mr G Laverty

WARD:- Aughton Park

Application: 2016/1180/FUL Decision: Planning Permission REFUSED
Proposal: Single story rear extension and first floor extension over existing garage, and new roof to conservatory.
Location: 207 Prescott Road, Aughton, Ormskirk, Lancashire, L39 5AE
Applicant: Mr & Mrs S Williams

WARD:- Aughton Park

Application: 2016/1286/FUL Decision: Planning Permission Granted
Proposal: New build detached house (3 bedrooms 2 storey) to the rear plot of 178 Prescott Road following the demolition of existing outbuildings.
Location: 178 Prescott Road, Aughton, Ormskirk, Lancashire, L39 5AG
Applicant: Maro Developments Limited

WARD:- Aughton Park

Application: 2016/1287/FUL Decision: Planning Permission Granted
Proposal: Replacement of existing dwelling with new build (5 bedrooms 2.5 storey) detached house and new plot boundary following the demolition of the existing detached dwelling house and outbuildings.
Location: 178 Prescott Road, Aughton, Ormskirk, Lancashire, L39 5AG
Applicant: Maro Developments Limited

WARD:- Aughton Park

Application: 2017/0085/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted
Proposal: Certificate of Lawfulness - Proposed hip to gable loft conversion.
Location: 226 Moss Delph Lane, Aughton, Ormskirk, Lancashire, L39 5BJ
Applicant: Mr Phillip Birch

WARD:- Bickerstaffe

Application: 2016/1087/OUT Decision: Outline Planning Granted

Proposal: Outline - Erection of indoor riding arena building and resurfacing of existing paddock to form menage including details of access, appearance, layout and scale.

Location: Land North Of 217, Hall Lane, Simonswood, Lancashire,

Applicant: Simonswood Riding Academy

WARD:- Bickerstaffe

Application: 2016/1143/FUL Decision: Planning Permission Granted

Proposal: Stable block comprised of 4 stables and hay store. 50 x 25 metre riding arena (personal use to the dwelling house).

Location: Ottershead Farm, Dicks Lane, Lathom, Ormskirk, Lancashire, L40 6JT

Applicant: Mr P Temme

WARD:- Bickerstaffe

Application: 2016/1229/FUL Decision: Planning Permission Granted

Proposal: Demolish existing rear porch and build a two storey extension creating a larger kitchen dining area and a larger bedroom.

Location: Royal Oak Villa, Liverpool Road, Bickerstaffe, Ormskirk, Lancashire, L39 0EF

Applicant: Susan Pennington

WARD:- Bickerstaffe

Application: LCC/2017/0003 Decision: No Objections (NPA/CMA/CMM/LCC/LC3/OHL)

Proposal: County Matter - Change of use from composting storage to green waste composting within existing operational area.

Location: Land At Simonswood Moss, North Perimeter Road, Knowsley Industrial Park, Kirkby, Knowsley,

Applicant: White Moss Horticulture Ltd

WARD:- Bickerstaffe

Application: LCC/2017/0007 Decision: OBJECTIONS(NPA/CMA/CMM/LC3)

Proposal: County Matter - Extension to existing portal framed shed to house 4 No. biomass boilers with associated fuel silos and drying floor.

Location: City Centre Commercials Ltd, Tower House, Stopgate Lane, Simonswood, Liverpool, Lancashire, L33 4XY

Applicant: Simonswood Properties Ltd

WARD:- Bickerstaffe

Application: LCC/2017/0008 Decision: No Objections (NPA/CMA/CMM/LCC/LC3/OHL)
Proposal: County Matter - Variation of Condition 4 of planning permission 08/11/1283 to also permit the storage and blending of soils, sand/minerals and organic compost.
Location: Unit 3, Simonswood Industrial Park, Stopgate Lane, Simonswood, Lancashire, L33 4YA
Applicant: R Draper Limited

WARD:- Burscough East

Application: 2016/0971/FUL Decision: Planning Permission REFUSED
Proposal: Demolition of 2 no. existing dwellings and replacement with new build semi detached residential properties.
Location: Mill Dam Farm, Mill Dam Lane, Burscough, Ormskirk, Lancashire, L40 7TG
Applicant: Mr & Mrs Charnley

WARD:- Burscough East

Application: 2016/1094/FUL Decision: Planning Permission Granted
Proposal: Ground floor rear extension, increase in height of existing roof to create first floor loft conversion (with dormer extensions to front elevation). Creation of driveway/parking for 3 vehicles to front.
Location: 46 School Lane, Burscough, Ormskirk, Lancashire, L40 4AE
Applicant: Mr Philip McCann

WARD:- Burscough East

Application: 2017/0020/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted
Proposal: Certificate of Lawfulness - Proposed construction of a double storey rear extension to existing property.
Location: 5 Carvel Way, Burscough, Ormskirk, Lancashire, L40 5BF
Applicant: Mr P Gidman

WARD:- Burscough West

Application: 2016/1016/FUL Decision: Planning Permission Granted
Proposal: Single storey side and rear extensions.
Location: 296 Liverpool Road South, Burscough, Ormskirk, Lancashire, L40 7TD
Applicant: Mr J Kitchen

WARD:- Burscough West

Application: 2016/1249/PNC Decision: PNC Prior Approval NOT required

Proposal: Application for determination as to whether prior approval of details is required
- Agricultural barn conversion into a single dwelling, and associated operational development.

Location: White Dial Farm, Moss Lane, Burscough, Ormskirk, Lancashire, L40 4AT

Applicant: Mr R Martland

WARD:- Burscough West

Application: 2016/1285/FUL Decision: Planning Permission Granted

Proposal: Single storey rear extension.

Location: 45 Manor Avenue, Burscough, Ormskirk, Lancashire, L40 7TT

Applicant: Mr T Pritchard

WARD:- Derby

Application: 2016/1157/COU Decision: Planning Permission Granted

Proposal: Conversion of garage to increase student HMO from 5 bedroom to 6 bedroom

Location: 105 Wigan Road, Westhead, Ormskirk, Lancashire, L40 6HY

Applicant: Mr Ian Macrae

WARD:- Digmaoor

Application: 2016/1150/FUL Decision: Planning Permission Granted

Proposal: Two storey side/rear extension.

Location: 345 Ormskirk Road, Skelmersdale, Lancashire, WN8 9NP

Applicant: Mr George DeKock

WARD:- Halsall

Application: 2016/1206/FUL Decision: Planning Permission Granted

Proposal: Temporary access points, fencing and gates to facilitate Blundell House to Springfield Raw Water Main Lay

Location: Various Locations Along Dicconsions Lane,, Halsall, Formby Lane, St Michael Road And Smithy Lane, Aughton, Lancashire,

Applicant: United Utilities

WARD:- Halsall

Application: 2016/1271/FUL Decision: Planning Permission Granted
Proposal: Single storey extension to side of dwelling, replacing current conservatory, and conversion of garage into a habitable room.
Location: 36 Renacres Lane, Halsall, Ormskirk, Lancashire, L39 8SE
Applicant: Mr & Mrs Warren & Diane Butcher

WARD:- Hesketh-with-Becconsall

Application: 2016/1257/FUL Decision: Planning Permission Granted
Proposal: Conversion and extension to existing outbuildings to provide 3 No. two storey dwellings with integral garaging and associated hard and soft landscaping.
Location: Ribble View Farm, Shore Road, Hesketh Bank, Preston, Lancashire, PR4 6XP
Applicant: Buck Bros

WARD:- Hesketh-with-Becconsall

Application: 2017/0095/PNP Decision: Prior Notif-Agric-and Demolition PD
Proposal: Application for Determination as to Whether Prior Approval is Required for Details - Replacement agricultural storage building.
Location: Clover Dene Farm, Shore Road, Hesketh Bank, Preston, Lancashire, PR4 6XP
Applicant: Miss L Sephton

WARD:- Knowsley

Application: 2016/1095/FUL Decision: Planning Permission Granted
Proposal: Single storey rear extension to existing shop premises
Location: Branfresh, 23 Church Street, Ormskirk, Lancashire, L39 3AG
Applicant: Ormskirk Lettings Ltd

WARD:- Knowsley

Application: 2016/1268/FUL Decision: Planning Permission Granted
Proposal: Internal reconstruction to form 12 bedrooms with 2 lounges and kitchens to supersede previous planning permission (ref: 2015/0900/FUL)
Location: Albert Douglas House, 26 Aughton Street, Ormskirk, Lancashire, L39 3BW
Applicant: Mr Andrew MacFarlane

WARD:- Knowsley

Application: 2016/1307/FUL Decision: Planning Permission Granted
Proposal: Single storey rear extension.
Location: 9 Black Moss Lane, Ormskirk, Lancashire, L39 4TN
Applicant: Mr G Merity

WARD:- Knowsley

Application: 2016/1314/FUL Decision: Planning Permission Granted
Proposal: Single storey extension to front and side, including garage. Alterations to existing vehicle and pedestrian access.
Location: 5 Cotton Drive, Ormskirk, Lancashire, L39 3AY
Applicant: Mr C Dalby

WARD:- Newburgh

Application: 2016/1151/FUL Decision: Planning Permission Granted
Proposal: Internal and external works to building including extensions to front and rear; recladding and glazing; revised roof and creation of mezzanine floor; car parking; to create retail and cafe units and ancillary facilities.
Location: Farm Shop, Course Lane, Newburgh, Lancashire, WN8 7LA
Applicant: Birleywood Ltd

WARD:- Newburgh

Application: 2016/1207/FUL Decision: Planning Permission Granted
Proposal: Temporary access points, fence and gates to facilitate new raw water main between Dark Lane and Scarth Hill Lane.
Location: Various Locations Along Dark Lane, Ormskirk, Crosshall Brow, Vicarage Lane And Whiteleys Lane, Westhead, Lancashire,
Applicant: United Utilities

WARD:- Newburgh

Application: 2016/1245/FUL Decision: Planning Permission Granted
Proposal: Replace existing greenhouse with new agricultural storage building.
Location: Farm Shop, Course Lane, Newburgh, Lancashire, WN8 7LA
Applicant: Birleywood Ltd

WARD:- North Meols

Application: 2016/0916/FUL Decision: Planning Permission Granted
Proposal: Erection of office and store for tools and equipment.
Location: 1 Ralphs Wifes Lane, Banks, Southport, Lancashire, PR9 8ER
Applicant: Mr A Warren

WARD:- North Meols

Application: 2016/1127/FUL Decision: Planning Permission Granted
Proposal: Proposed conservatory to rear of semi-detached bungalow.
Location: 34 Station Road, Banks, Southport, Lancashire, PR9 8BB
Applicant: Mr Keen

WARD:- North Meols

Application: 2016/1218/FUL Decision: Planning Permission REFUSED
Proposal: Erection of a one storey five bedroom house including an associated garden.
Location: Land Adjacent To, 67 Gorsey Lane, Banks, Lancashire,
Applicant: Mrs Caron Wedlin

WARD:- North Meols

Application: 2016/1235/FUL Decision: Planning Permission Granted
Proposal: Erection of garage
Location: Goose Dub Barn, Charnleys Lane, Banks, Southport, Lancashire, PR9 8HJ
Applicant: Mr G Ives

WARD:- Parbold

Application: 2016/1175/FUL Decision: Planning Permission Granted
Proposal: Single storey extension, replacement of existing hip roof to gable wall roof to match existing bungalow roof. Replacement of existing flat roof conservatory with open porch with pitched roof.
Location: 30 Wood Lane, Parbold, Wigan, Lancashire, WN8 7TH
Applicant: Mr P Davies

WARD:- Parbold

Application: 2016/1266/FUL Decision: Planning Permission Granted
Proposal: Erection of a detached garage
Location: 15 Tan House Lane, Parbold, Wigan, Lancashire, WN8 7HG
Applicant: Mr R Boyd

WARD:- Parbold

Application: 2016/1270/FUL Decision: Planning Permission Granted
Proposal: Two storey and single storey rear extensions with dormers to existing roof.
Front porch.
Location: 5A Hillside Avenue, Hilldale, Wigan, Lancashire, WN8 7AW
Applicant: Mr N Edwards

WARD:- Parbold

Application: 2016/1275/ADV Decision: Advertisement Consent Granted
Proposal: Replacement signage in keeping with the Mitchell's & Butler brand, Miller & Carter
Location: Miller And Carter, Parbold Hill, Parbold, Wigan, Lancashire, WN8 7TG
Applicant: Mitchells & Butler

WARD:- Parbold

Application: 2016/1276/FUL Decision: Planning Permission Granted
Proposal: Replacement single storey rear extension.
Location: Brymar, Higher Lane, Dalton, Wigan, Lancashire, WN8 7RP
Applicant: Ms S Stevens

WARD:- Parbold

Application: 2016/1298/FUL Decision: Planning Permission Granted
Proposal: Conversion of a 4 bedroom detached house into 2 x 3 bedroom semi detached houses.
Location: Lancaster Barn, Lancaster Lane, Parbold, Wigan, Lancashire, WN8 7AA
Applicant: Joanne Morland

WARD:- Rufford

Application: 2016/0788/FUL Decision: Planning Permission Granted
Proposal: Single storey extension to provide conference room and office (retrospective).
Location: Woodlands, Sandy Lane, Holmeswood, Ormskirk, Lancashire, L40 1UE
Applicant: Mrs Victoria Maude

WARD:- Rufford

Application: 2016/1191/FUL Decision: Planning Permission Granted
Proposal: Two storey rear extension.
Location: Parklands, 70 Liverpool Road, Rufford, Ormskirk, Lancashire, L40 1SF
Applicant: Mr R Evans

WARD:- Rufford

Application: 2016/1273/FUL Decision: Planning Permission Granted

Proposal: New porch/canopy

Location: Millview House, Holmeswood Road, Rufford, Ormskirk, Lancashire, L40 1TZ

Applicant: Mr J Campbell

WARD:- Scarisbrick

Application: 2015/0086/FUL Decision: Planning Permission Granted

Proposal: Removal of the agricultural occupancy condition No. 3 imposed on planning permission Ref. 8/6/5760.

Location: Sunnyside, Drummersdale Lane, Scarisbrick, Ormskirk, Lancashire, L40 9QZ

Applicant: Mr C Wilson

WARD:- Scott

Application: 2016/1225/ADV Decision: Advertisement Consent Granted

Proposal: 1no non-illuminated fascia sign, and 1no internally illuminated projecting sign

Location: W H Smith, 13 Moor Street, Ormskirk, Lancashire, L39 2AA

Applicant: WHSmith

WARD:- Skelmersdale North

Application: 2016/1055/FUL Decision: Planning Permission Granted

Proposal: Extending existing car park.

Location: 15 - 17 Seddon Place, Stanley Industrial Estate, Skelmersdale, Lancashire, WN8 8EB

Applicant: Sanko Gosei

WARD:- Skelmersdale North

Application: 2016/1186/FUL Decision: Planning Permission Granted

Proposal: Construction of new business units.

Location: Enviroseal Lining Solutions Ltd, Unit 1, Greetby Place, Skelmersdale, Lancashire, WN8 9UL

Applicant: Enviroseal Lining Solutions Ltd

WARD:- Skelmersdale North

Application: 2016/1209/FUL Decision: Planning Permission Granted

Proposal: Installation of No 8 loading doors with new concrete service yard, together with amendments to servicing and layout.

Location: Unit 3, M58 Distribution Centre, Gillibrands Road, Skelmersdale, Lancashire, WN8 9TB

Applicant: Orbit Investments (Properties) Ltd

WARD:- Skelmersdale South

Application: 2016/1158/FUL Decision: Planning Permission Granted

Proposal: Proposed extension to create a further 5 No. bedrooms to 32-bed care home development approved under Planning Reference: 2016/0473/FUL.

Location: Elm House, Lime Grove, Skelmersdale, Lancashire, WN8 8ET

Applicant: A1 Properties

WARD:- Skelmersdale South

Application: 2017/0017/FUL Decision: Planning Permission Granted

Proposal: Conversion of garage to living accommodation including replacement roof to side elevation.

Location: 10 Turnberry, Skelmersdale, Lancashire, WN8 8EQ

Applicant: Mrs C Duggan

WARD:- Tanhouse

Application: 2016/1264/FUL Decision: Planning Permission Granted

Proposal: Single storey rear extension.

Location: 14 Elmers Green, Skelmersdale, Lancashire, WN8 6RY

Applicant: Mr & Mrs Evans

WARD:- Tanhouse

Application: LCC/2017/0018 Decision: No Objections (NPA/CMA/CMM/LCC/LC3/OHL)

Proposal: County Matter - Erection of two single storey demountable units to provide classrooms for a temporary period of 5 years.

Location: Elm Tree Community Primary School, Elmers Wood Road, Skelmersdale, Lancashire, WN8 6SA

Applicant: Elm Tree Community Primary School

WARD:- Tarleton

Application: 2016/1167/FUL Decision: Planning Permission Granted
Proposal: Closure of existing vehicle/pedestrian access and the creation of a new vehicle/pedestrian access.
Location: 3 The Gravel, Mere Brow, Tarleton, Preston, Lancashire, PR4 6JX
Applicant: Mrs Beverley Cottam

WARD:- Tarleton

Application: 2016/1244/FUL Decision: Planning Permission Granted
Proposal: Single storey rear extension to existing semi-detached dwelling.
Location: 17 Fermor Road, Tarleton, Preston, Lancashire, PR4 6AP
Applicant: Mr & Mrs Gidney

WARD:- Tarleton

Application: 2016/1265/FUL Decision: Planning Permission REFUSED
Proposal: Proposed replacement dwelling and garage.
Location: Marshalls Farm, Middle Meanygate, Tarleton, Preston, Lancashire, PR4 6LP
Applicant: Mr L Dagnall

WARD:- Tarleton

Application: 2016/1295/FUL Decision: Planning Permission Granted
Proposal: Erection of detached dwelling.
Location: Land Opposite 2, Avondale Drive, Tarleton, Lancashire,
Applicant: Mr & Mrs Simpson

WARD:- Tarleton

Application: 2016/1301/FUL Decision: Planning Permission Granted
Proposal: Replacing existing conifer hedge with brick wall.
Location: Gro Well Salads, Chestnut Lea Nurseries, Blackgate Lane, Tarleton, Preston, Lancashire, PR4 6UT
Applicant: Mr Russell Fletcher

WARD:- Tarleton

Application: 2016/1310/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted
Proposal: Certificate of Lawfulness - Proposed single storey rear extension.
Location: 187 Hesketh Lane, Tarleton, Preston, Lancashire, PR4 6AT
Applicant: Mr C Houlihan

WARD:- Up Holland

Application: 2016/1113/FUL Decision: Planning Permission Granted
Proposal: Proposed central power house and ancillary development. High level conveyor and low level storage area.
Location: Yew Tree Dairies, 1 Pit Hey Place, West Pimbo, Up Holland, Lancashire, WN8 9PS
Applicant: Yew Tree Dairy

WARD:- Up Holland

Application: 2016/1188/FUL Decision: Withdrawn
Proposal: Proposed new garage and landscaping.
Location: Brooklands, 30 Parliament Street, Up Holland, Skelmersdale, Lancashire, WN8 0LN
Applicant: Mr Harvey Tonge

WARD:- Up Holland

Application: 2016/1250/FUL Decision: Planning Permission Granted
Proposal: Variation of Condition No.3 imposed on planning permission 2015/1235/FUL to allow the position of the garden room to be moved due to the requirements of The Coal Authority.
Location: Midstream West Lancs Ltd, Dowding House, 2 Penrose Place, Skelmersdale, Lancashire, WN8 9PR
Applicant: Midstream (West Lancs) Ltd

WARD:- Up Holland

Application: 2016/1259/LBC Decision: Listed Building Consent Granted
Proposal: Listed Building Consent - Revised design of previously approved glass linkway to increase the amount of glass by reducing the number of panels from 4 to 3 and utilising a single opening fully glazed door.
Location: Old Bounty Farm, Pimbo Lane, Up Holland, Skelmersdale, Lancashire, WN8 9QL
Applicant: Dr Chris Lomas

WARD:- Up Holland

Application: 2016/1308/FUL Decision: Planning Permission Granted
Proposal: Proposed front porch.
Location: 94 Crawford Road, Crawford Village, Up Holland, Skelmersdale, Lancashire, WN8 9QS
Applicant: Mr M Roberts

WARD:- Wrightington

Application: 2016/0331/FUL Decision: Planning Permission Granted

Proposal: Demolition of part of existing building and park home and erection of a single detached bungalow.

Location: Land Adjacent To , 7 Appley Lane North, Appley Bridge, Wigan, Lancashire, WN6 9AP

Applicant: Mr P Mason

WARD:- Wrightington

Application: 2016/1222/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

Proposal: Certificate of Lawfulness - Proposed front porch and 1m high boundary wall/fence.

Location: 113 Skull House Lane, Appley Bridge, Wigan, Lancashire, WN6 9DJ

Applicant: Mr D Welsh

WARD:- Wrightington

Application: 2016/1233/LDP Decision: Cert of Lawful (PROPOSED) Not Permitted

Proposal: Certificate of Lawfulness - Proposed erection of 1 no. detached gymnasium and dance studio.

Location: The Cottage, Smithy Brow, Wrightington, Wigan, Lancashire, WN6 9PW

Applicant: Mr Rick Darwin

WARD:- Wrightington

Application: 2016/1234/FUL Decision: Planning Permission Granted

Proposal: Two Storey Side Extension

Location: 254 Mossy Lea Road, Wrightington, Wigan, Lancashire, WN6 9RL

Applicant: Mr James Holcroft

WARD:- Wrightington

Application: 2016/1306/FUL Decision: Planning Permission Granted

Proposal: Variation of Condition No. 2 imposed on planning permission 2016/0743/FUL to vary the approved plans.

Location: BP Connect, Crow Orchard Service Station, Mossy Lea Road, Wrightington, Wigan, Lancashire, WN6 9RA

Applicant: Motor Fuel Group



ARTICLE NO: 1B

PLANNING COMMITTEE

MEMBERS UPDATE 2016/17

Issue: 10

Article of: Director of Development and Regeneration

Relevant Portfolio Holder: Councillor J Hodson

**Contact for further information: Mrs C Thomas (Extn. 5134)
(E-mail: catherine.thomas@westlancs.gov.uk)**

SUBJECT: Planning Appeals Lodged - 21/01/2017 to 17/02/2017

APPLICATION NO.	APPELLANT	DEVELOPMENT AND ADDRESS	PROCEDURE
2014/0163/LDP	SBN Enterprises	Caravan Site, Newbridge Farm, Stopgate Lane, Simonswood. Certificate of Lawfulness - Proposed use of part of the caravan park approved on appeal under planning permission reference 8/6/454 by residential static caravans without restriction on the layout of the site or the number of units on the site at any one time.	Written Representations
2015/0879/LDP	SBN Enterprises	Caravan Site, Newbridge Farm, Stopgate Lane, Simonswood. Certificate of Lawfulness - Use of part of the caravan park approved on appeal under planning permission reference 8/6/454 by residential static caravans without restriction on the layout of the site or the number of units on the site at any one time.	Written Representations

2015/1267/LDC	SBN Enterprises	Caravan Site, Newbridge Farm, Stopgate Lane, Simonswood. Certificate of Lawfulness - Use of part of the caravan park approved on appeal under planning permission reference 8/6/454 as a residential static caravan site.	Written Representations
2016/0352/LDC	Mr D Halliwell	Blackbirds Farm, Lees Lane, Dalton. Certificate of Lawfulness - Use of land for the storage and sale of motor vehicles.	Written Representations
2016/0846/FUL	Mrs D Duckworth	Land Adjoining 15, Charnock, Skelmersdale. Change of use of land to be used for garden and new vehicular access.	Written Representations



ARTICLE NO: 1C

PLANNING COMMITTEE

MEMBERS UPDATE 2016/17

Issue: 10

Article of: Director of Development and Regeneration

Relevant Portfolio Holder: Councillor J Hodson

Contact for further information: Mrs C Thomas (Extn. 5134)
(E-mail: catherine.thomas@westlancs.gov.uk)

SUBJECT: Planning Appeals Decided - 21/01/2017 to 17/02/2017

APPLICATION NO.	APPELLANT	DEVELOPMENT AND ADDRESS	DECISION AND DATE
1382 2016/0661/OUT	Mrs V Hornby	176 Station Road, Hesketh Bank. Outline application for one detached dwellinghouse (all matters reserved). (Resubmission of application ref no 2015/0138/OUT).	Dismissed 24/01/2017
1383 2016/0603/FUL	Mr Ian Andrews	Mayholme, 17 Broadhurst Lane, Wrightington. Change of roof from built up felt flat roof to pitched tiled roof with attic storage to existing detached garage.	Allowed 01/02/2017
1384 2016/0251/FUL	Mr N MacFarlane	153 Aughton Street, Ormskirk. Alterations and extensions to 'small student HMO' bungalow to form two storey 'larger HMO' with 12 beds.	Allowed 10/02/2017 Award for Costs Partially Allowed 10/02/2017

1385 2016/0833/FUL	Mr Matthew Waugh	27 Lindley Drive, Parbold. First floor extension to the property comprising the raising of the eaves. Single storey side extension.	Dismissed 16/02/2017
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A full copy of the appeal decision letters are available online at www.westlancs.gov.uk/planning or alternatively from the Planning Support Team on 01695 585239.



ARTICLE NO: 2A

PLANNING COMMITTEE

MEMBERS UPDATE 2016/17

Issue: 10

Article of: Director of Development and Regeneration

**Contact for further information: Mrs C Thomas (Extn. 5134)
(E-mail: catherine.thomas@westlancs.gov.uk)**

SUBJECT: Enforcement Notices Served – 17/12/2016 to 17/02/2017

Enforcement Reference	Site Location	Alleged Breach	Date Notice Served
E/2016/0297/NAP	Acrefield House, 17A Broadhurst Lane, Wrightington.	Breach of Conditions 2 and 7 of planning permission ref. 2013/1158/FUL dated 21 January 2014 relating to development to be carried out in accordance with the specified approved plans and obscure glazing requirements respectively.	31/01/2017
E/2014/0141/NAP	Acrefield House, 17A Broadhurst Lane, Wrightington.	Breach of Conditions 2 and 7 of planning permission ref. 2013/0158/FUL dated 6 September 2013 relating to development to be carried out in accordance with the specified approved plans and obscure glazing requirements respectively.	31/01/2017

E/2015/0329/UAU	Blackbirds Farm, Lees Lane, Dalton.	Without planning permission the change of use of the land for the storage and sale of motor vehicles.	15/02/2017
E/2016/0259/BCN	Land to the North of Asmall Lane, Scarisbrick.	Breach of Condition No's 5,6 and 7 of planning permission ref. 2015/0477/FUL.	15/02/2017



ARTICLE NO: 2B

PLANNING COMMITTEE

MEMBERS UPDATE 2016/17
ISSUE: 10

Article of: **Director of Development and Regeneration**

Contact for further information: **Ian Bond (Extn.5167)**
(E-mail: ian.bond@westlancs.gov.uk)

SUBJECT: CONSERVATION AREAS ADVISORY PANEL – ANNUAL REPORT

Wards affected: Borough wide

1.0 PURPOSE OF ARTICLE

- 1.1 To provide Members with the annual report for the West Lancashire Conservation Areas Advisory Panel for 2016.
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2.0 BACKGROUND

- 2.1 The historic environment plays an important role in our cultural heritage and contributes greatly to our sense of national, local and community identity. It has an aesthetic value and provides us with local distinctiveness and helps define our *sense of place*. Importantly it can also help us support the economic development and regeneration of our communities, particularly through leisure activities, tourism and recreation.
- 2.2 The Council has a central role to play in conserving and enhancing the historic environment through policy and plan-making at all levels and through the determination of planning applications for development. Conserving our heritage is identified as a core principle in the National Planning Policy Framework (NPPF) and states that the planning system should aim “*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*”
- 2.3 Developing an understanding of the significance of our heritage is an important part of the development management process. Conservation Area Advisory Panels are recognised nationally as providing a valuable source of local knowledge and are promoted nationally as a way of assisting in the proper management of our shared heritage.

- 2.4 The West Lancashire Conservation Areas Advisory Panel (CAAP) was set up to support the Council's planning function in 1975 and is one of the longest standing 'Conservation Advisory Panels' in the region. It plays an important role in providing heritage advice on development proposals and helps the Council's planning function fulfil its duty to preserve and enhance our historic environment. The Panel meets monthly and principally scrutinizes development proposals effecting heritage assets (primarily conservation areas and listed buildings). It also liaises with the authority and helps on the preparation of conservation policy, conservation area appraisals and the production of guidance material relating to the preservation of the Borough's heritage.
- 2.5 The Panel is made up of representatives from local groups and professional organisations which are directly involved, or have an interest in planning and the local environment within West Lancashire. The Panel is 'Chaired' by one of the representatives and is provided secretarial support (preparing the agenda, presenting the agenda items and taking minutes) from the Heritage and Environment Manager.

3.0 CURRENT POSITION

- 3.1 Publishing an annual report is a requirement of the terms of reference of the Conservation Areas Advisory Panel. A copy of the Chairman's report for 2016 is appended to this report, for information purposes.
- 3.2 The report shows that the Panel met on 10 occasions during 2016 and considered a total of 73 applications. A breakdown of the type of application shows that around 58% (42 applications) related to development proposals and works which affected the character of nationally important listed buildings.
- 3.3 The report gives thanks to Officers from Heritage and Environment for the continuing support in the preparation and presentation of the applications at meetings and for keeping panel members informed of the changing legislation affecting heritage. The wide ranging heritage work that takes place in the Borough is also acknowledged especially given the tightening public finances.
- 3.4 The year has seen a revised constitution being agreed which allows for a more flexible panel membership and a reduction in the required number of members present at meetings to be quorum.
- 3.5 Whilst the number of Buildings at Risk within the Borough remains a matter of concern to the CAAP the report welcomes the progress made to complete the Character Appraisal review of Granville Park Conservation Area.
- 3.6 The report highlights an on-going concern over the standard of planning submissions, which often lack sufficient detail to assess the applications correctly. The report flags up that the CAAP would support the Council in any initiatives to improve this situation.
- 3.7 The Chairman's report extends an open invitation to all Councillors of the Planning Committee and to Planning Officers to attend a panel meeting to observe CAAP at work.

4.0 CONCLUSIONS

- 4.1 That the work of the Conservation Panel is acknowledged and the content of the Chairman's annual report be noted.

5.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 5.1 There are no significant sustainability impacts associated with this article and, in particular, no significant impact on crime and disorder. The article has no significant links with the Sustainable Community Strategy.

6.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 6.1 There are no significant financial or resource implications arising from this article.

7.0 RISK ASSESSMENT

- 7.1 This Article is for information only and makes no recommendations. It therefore does not require a formal risk assessment and no changes have been made to risk registers.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Article.

Equality Impact Assessment

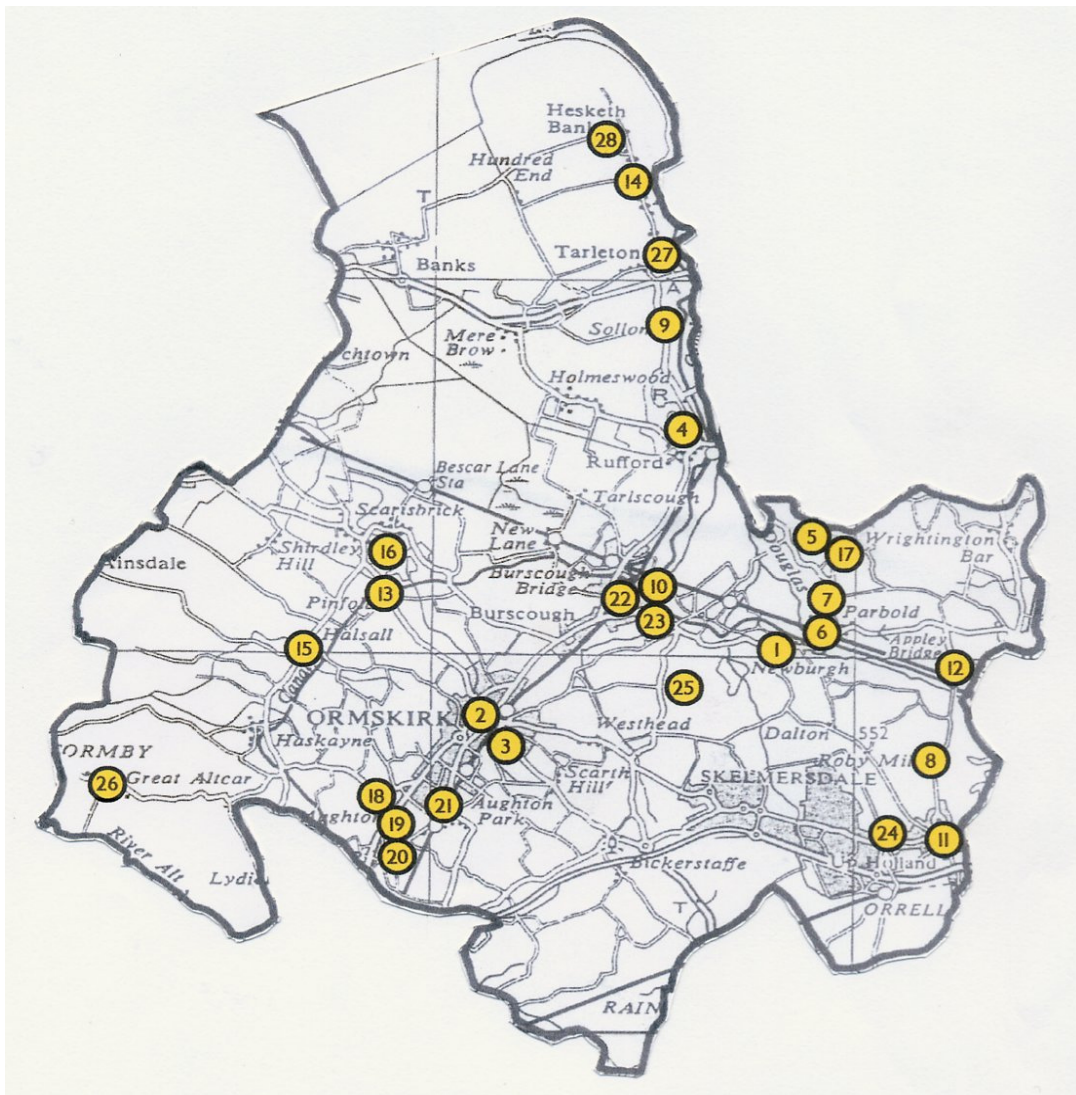
This article is for information only and does not have any direct impact on members of the public, employees, elected members and/ or stakeholders. Therefore no Equality Impact Assessment is required.

Appendices

West Lancashire Conservation Areas Advisory Panel – Annual Report 2016

West Lancashire

CONSERVATION AREAS ADVISORY PANEL



ANNUAL REPORT January to December 2016

Page 1	CONTENTS
Page 2	INTRODUCTION BACKGROUND
Page 3	MEMBERSHIP OF THE PANEL
Page 4/5	CAAP CHAIRMAN'S REPORT
Page 6	ANALYSIS OF NUMBER OF CASES REFERRED TO THE PANEL AND RECOMMENDATIONS MADE TO WLBC
Page 7	Appendix No. 1 – Conservation Areas in West Lancashire
Pages 8/9	Appendix No. 2 – Terms of Reference of the CAAP

Introduction

The purpose of this report is to set out details of the activities of the West Lancashire Conservation Areas Advisory Panel during the period January to December, 2016, inclusive.

Background

The West Lancashire Conservation Areas Advisory Panel was set up in 1975. The Panel advises the Council on planning applications in Conservation Areas, and in respect of Listed Buildings.

The Panel generally meets once a month, in the week immediately following the meeting of the West Lancashire Borough Council's Planning Committee. This is to enable the Panel's comments to be incorporated into a future Agenda for the Planning Committee.

The Council's Heritage & Environment Manager acts as Secretary, prepares the Agenda, presents the applications and takes the Minutes.

He/she is not a member of the Panel, and has no vote on recommendations made by the Panel. The Panel is chaired by one of its representatives, as agreed on an annual basis.

Membership of the Panel

The Conservation Areas Advisory Panel comprises local representatives from the following organisations:

- Royal Institute of British Architects (RIBA)
- Royal Town Planning Institute (RTPI)
- Royal Institute of Chartered Surveyors (RICS)
- West Lancashire Association of Town & Parish Councils (2 reps.)
- Ormskirk Community Council
- West Lancashire Civic Trust (2 reps)
- West Lancashire Archaeological Society
- Ormskirk & District Historical Society
- Campaign to Protect Rural England

There are currently 2 'ex officio' members on the Panel, both formerly from the West Lancashire Association of Town and Parish Councils.

There is also provision for 'ex officio' members and other representatives from associated professions i.e. Institute of Historic Building Conservation, Institute of Landscape Architects, Institute for Archaeologists or persons with experience/knowledge of local heritage to attend the Panel by prior invitation, provided that they have been approved to do so by the Chairman of the Panel and the Director of Development and Regeneration.

(All representatives act on a voluntary basis)

CAAP Chairman's Report for 2016

I must start by thanking all members of the Conservation Areas Advisory Panel for their contribution to the work of the Panel during the year. All gave their time, expertise and local knowledge voluntarily. Vacancies for representatives from the Royal Town Planning Institute and the Royal Institute of Chartered Surveyors regrettably remained unfilled during the year.

Thanks are due to Ian Bond, Heritage & Environment Manager, for his preparatory work before meetings, presentation of applications at meetings, and reporting/minuting of proceedings. The typists are also thanked for their secretarial work. Ian's wide ranging work for the heritage of the Borough whilst coping with budget constraints, and also for keeping panel members informed of changing legislation is much appreciated. The Panel also welcomed and thanked Cerys Edwards for deputising for Ian at 3 of the Meetings.

Thanks are also due to the caretaker staff responsible for ensuring the room is tidy and provisioned with refreshments for meetings.

The Panel met on 10 occasions during the year to discuss, evaluate and make recommendations and observations on a total of 73 referred applications. A full analysis of the applications is shown on page 6 of this Report. (There was no meeting held in March, and also none due to annual leave in June).

Panel members' attendance at the 10 meetings held during the year averaged 7 from a possible full attendance of 11 representatives. It should also be noted that not all organisations send a deputy if their normal representative is unable to attend. It is hoped this may change so that all organisations have a deputising arrangement. On average each meeting lasted about 2 hours.

The revised constitution of the CAAP was agreed and finally approved by the Director of Development and Regeneration. Changes included a reduction in the quorum of members to be present at meetings (to reflect the removal of organisations no longer represented on the Panel) and scope for additional appointment of 'ex officio' members, and other members with suitable relevant qualifications.

Contd

There is a standing open invitation to all Councillors on the Planning Committee, and also to all Planning Officers, to observe the Panel at work. No councillors or Planning Officers attended during 2016 – this is regretted.

The average amount of time spent by the Panel in considering each application is approximately 20 minutes – some take much longer to discuss, while others can be dealt with very quickly. The results of the evaluations of the application amount to perhaps only a few lines. This summation cannot truly reflect the time and detailed observations made by the Panel.

It is disappointing that various recommendations made by the Panel on some applications are not acted upon by the Borough planners.

The standard of planning applications in many cases remains very poor and lacking in detail. The quality of design is also below that expected by the Panel for many applications within Conservation Areas and for Listed Buildings. Any move by the Borough Council to improve this situation would be welcomed by the Panel.

Buildings at Risk remain a matter of concern to the Panel.

There was progress on the reviews of Conservation Areas and during the year a review of the Granville Park Conservation Area was completed. Recommendations from the review have been agreed with the Council and are being implemented.

David B. Dunn, BEM
January 2017

Analysis of recommendations made to WLBC by the Panel during 2016

<i>MONTH</i>	<i>TOTAL</i>	<i>NO OBJECTION</i>	<i>REFUSE</i>	<i>REQUEST AMEND/CHANGE</i>	<i>NO COMMENT</i>
January	5	2	2	-	1
February	5	2	3	-	-
March	<i>No meeting</i>				
April	9	4	4	1	-
May	7	4	-	2	1
June	<i>No meeting</i>				
July	12	7	5	-	-
August	12	3	5	-	4
September	5	1	3	-	1
October	5	1	3	-	1
November	6	2	3	1	-
December	7	1	5	1	-
TOTAL	73	27	33	5	8

- 31 of the applications were within Conservation Areas
- 19 of the applications were Listed Buildings in Conservation Areas
- 23 of the applications were Listed Buildings not in Conservation Areas

Appendix 1

Conservation Areas in West Lancashire

1. Newburgh
2. Ormskirk Town Centre
3. Ruff Lane
4. Rufford Park
5. Bispham Green
6. Mill Lane
7. Lancaster Lane
8. Roby Mill
9. Sollom
10. Top Locks
11. Up Holland
12. Ashfield Terrace
13. Pinfold
14. Fulwood Avenue/Douglas Avenue
15. Halsall
16. Scarisbrick Park
17. Maltkiln Lane/ Chorley Road
18. West Tower
19. St Michael's Church
20. Holt Green
21. Granville Park
22. Junction Lane
23. Briars Brook
24. Garnett Lees
25. Lathom Park
26. Great Altcar
27. Plox Brow
28. The Brow



WEST LANCASHIRE CONSERVATION AREAS ADVISORY PANEL CONSTITUTION (APRIL 2016)

TERMS OF REFERENCE

1. To advise the Authority as a consultee, on applications for planning permission, listed building consent and advertisement consent which would, in the Authority's opinion, affect the character, appearance or setting of a Conservation Area, Listed Building or other identified heritage asset.
2. To liaise with the Authority on conservation policy, conservation area appraisals and reviews, schemes of enhancement affecting heritage assets and the production of design and heritage guides relating to the historic environment.
3. To help in the periodic review of all buildings of special architectural or historic interest in the Borough and to advise the Authority on any matters involving their use, alteration or demolition, which arise in the course of the discharge by the Authority of their statutory powers and duties.

Notes on the Terms of Reference

- A. To protect the integrity of the Panel and the confidentiality of its discussions in relation to planning applications, the Panel should meet "in camera" and not meet either applicants or prospective applicants. Advice sought by or given to applicants or prospective applicants should at all times be transmitted via officers of the Planning Service.
- B. Meetings will be held on average every four weeks and the quorum will be five members. Where quorum is not present then business should not be transacted.
- C. Every opportunity for the Panel to comment on all applications which in the Authority's opinion would have a significant effect on Conservation Areas and Listed Buildings will be provided by officers of the Planning Service. Amended applications will be re-submitted to the Panel where it is considered appropriate by the Authority and where time permits.

- D. The Panel will be attended at every meeting by an Officer from the Planning Service of the Development and Regeneration Directorate.
- E. A copy of the Planning Committee agenda will be distributed to the Chairman and Secretary of the Panel for information purposes. Agendas and Minutes of the Panel will be distributed to the relevant party spokespersons on the Council.
- F. The Panel shall prepare an Annual Report for submission to the Planning Committee and to the local press in January of every year.
- G. The Chairman and Vice-Chairman of the Panel should be elected by the members of the Panel on an annual basis.
- H. The Panel may be represented at Public Inquiries, if it wishes, but if it does not so wish, the Panel's case will be reported by the appropriate officers in the normal manner.
- I. **Composition of Panel**

The Panel shall be composed by representative(s), but not solely, from the following organisations:-

Royal Institute of British Architects (RIBA)
Royal Town Planning Institute (RTPI)
Royal Institute of Chartered Surveyors (RICS)
West Lancashire Association of Town and Parish Councils (2 reps)
Ormskirk Community Council
West Lancashire Civic Trust (2 reps)
West Lancashire Archaeological Society
Ormskirk and District Historical Society
Campaign to Protect Rural England

There shall also be the provision for 'ex-officio' members and other representatives from associated professions i.e. Institute of Historic Building Conservation, Institute of Landscape Architects, Institute for Archaeologists or persons with experience/knowledge of local heritage to attend the Panel by prior invitation, provided that they have been approved to do so by the Chairman of the Panel and the Director of Development and Regeneration.