

## PLANNING COMMITTEE

**HELD: Thursday, 27 July 2017**

Start: 7.30 p.m.

Finish: 22.55p.m.

### PRESENT:

Councillor: G Dowling (Chairman)  
A Yates (Vice-Chairman)

Councillors: I Ashcroft  
Mrs P. Baybutt  
C Cooper  
T Devine  
D Evans  
C Marshall  
D McKay

M Mills  
D O'Toole  
R Pendleton  
E Pope  
A Pritchard  
Mrs M Wesley

Officers: Director of Development and Regeneration (Mr J Harrison)  
Head of Development Management (Mrs C Thomas)  
Legal and Member Services Manager (Mr M Jones)  
Principal Planning Officer (Mrs A Veevers)  
Principal Planning Officer (Mr R Hitchcock)  
Graduate Planning Officer (Mrs. D. Walkley)  
Member Services/Civic Support Officer (Mrs J A Ryan)

In attendance: Councillor J. Hodson (Portfolio Holder Planning)  
Councillor Cotterill (Bickerstaffe Ward )  
Councillor Ian Davis (Derby Ward)  
Councillor Delaney (Scott Ward)  
Councillor John Davis ( Burscough West Ward)

### 17 APOLOGIES

There were no apologies for absence received.

### 18 MEMBERSHIP OF THE COMMITTEE

There were no changes to the Membership of the Committee.

### 19 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no urgent items of business.

### 20 DECLARATIONS OF INTEREST

The Director of Development and Regeneration, Mr. J. Harrison declared that in respect of planning application 0493/FUL, 132 Redgate, Ormskirk his daughter lives in the vicinity of the application site and he would accordingly leave the Chamber

during consideration of this item.

**21 DECLARATIONS OF PARTY WHIP**

There were no Declarations of Party Whip.

**22 MINUTES**

**RESOLVED:** That the minutes of the meeting held on the 27 July 2017 be approved as a correct record and signed by the Chairman.

**23 PLANNING APPLICATIONS**

The Director of Development and Regeneration submitted a report on planning applications (all prefixed 2017 unless otherwise stated) as contained on pages 357 to 545 of the Book of Reports and on pages 563 to 568 of the Late Information Report and on pages 571 to 572 of the Additional Late Information Report.

**RESOLVED**

- A.** That the undermentioned planning applications be approved subject to the conditions in the report:-  
  
0403/WL3; 0350/FUL; 0358/FUL
- B.** That planning application 0161/FUL relating to Beacon View, Firwood Road, Lathom, Skelmersdale be refused for the reasons as set out on page 372 of the Report.
- C.** That planning application 0475/FUL relating to 2 Millstone Court, Burscough, be refused for the reason as set out on page 399 of the Report.
- D.** That in respect of 0457/COU relating to Brookfields, Charity Lane, Westhead be refused for the reason as set out page 443 of the Report.
- E.** That planning application 0395/FUL relating to Land to the North of Asmall Lane, Scarisbrick be refused for the reason as set out on page 521 of the Report.
- F.** That it be noted that planning application 0491/FUL relating to 104 Moorfield Lane, Scarisbrick had been withdrawn from the Agenda by Officers.
- G.** That in respect of planning application 0416/FUL relating to 5 Briars Lane, Lathom:-
  - (i) That the decision to grant planning permission be delegated to the Director of Development and Regeneration in consultation with the Chairman

or Vice-Chairman of the Planning Committee subject to the applicant entering into a planning obligation under S106 of the Town and Country Planning Act 1990 to secure:-

The terms and conditions of the affordable houses;

The payment of £35,000 towards the Ormskirk to Burscough Linear Park

- (ii) That any planning permission granted by the Director of Development and Regeneration pursuant to recommendation (i) above be subject to the conditions as set down on pages 387 to 393 of the Book of Reports subject to an amendment to Conditions 10 and 18 as set down on page 563 to 564 of the Late Information Report.

- H.** That planning application 2016/0516/FUL relating to Land to the North of Meadowbrook, Burscough be refused for the following reason:-

The proposal conflicts with Policies SP3 and GN2 (b) (i) of the West Lancashire Local Plan and the Yew Tree Farm Masterplan SPD in that it would result in residential development on land safeguarded for development beyond 2027 and would therefore prejudice the phased delivery of housing.

- I.** That in respect of planning application 2016/0126/FUL relating to Fine Janes Farm, Moss Road, Halsall:-

- (i) That the decision to grant planning permission be delegated to the Director of Development and Regeneration in consultation with the Chairman or Vice-Chairman of the Planning Committee subject to the applicant entering into a planning obligation under S106 of the Town and Country Planning Act 1990 to secure:-

The payment of £142,125 as a contribution towards secondary school places within West Lancashire, or £113,138 within Sefton;  
Maintenance and management of public open space; and

Maintenance and management of the roads within the development and the bridge.

- (ii) That any planning permission granted by the

Director of Development and Regeneration pursuant to recommendation (i) above be subject to the conditions as set out on pages 454 to 463 of the Book of Reports.

- J.** That in respect of planning application 2016/1023/FUL relating to Former Sutches Farm, Castlehey, Skelmersdale:-

- (i) That the decision to grant planning permission be delegated to the Director of Development and Regeneration in consultation with the Chairman or Vice-Chairman of the Planning Committee subject to the applicant entering into a planning obligation under S106 of the Town and Country Planning Act 1990 to secure:-

The terms and conditions of the affordable housing units

- (ii) That any planning permission granted by the Director of Development and Regeneration pursuant to recommendation (i) above be subject to the conditions as set out on pages 478 to 483 of the Book of Reports.

- K.** That in respect planning application 0018/FUL relating to Len Wrights Salads Ltd – Hazeldene, Taylors Meanygate, Tarleton Preston:-

The decision to grant planning permission be delegated to the Director of Development and Regeneration in consultation with the Chairman and Vice-Chairman of the Planning Committee subject to the Secretary of State raising no objection to the Council making a decision itself on the application and subject to the conditions as set down on pages 541 to 545 of the Book of Reports.

- L.** That planning application 0493/FUL relating to 132 Redgate, Ormskirk be refused for the following reason:-

The proposed development would result in additional noise and disturbance to nearby residents, to the detriment of their amenity, contrary to Policy GN3 of the West Lancashire Local Plan 2012-2027 and one of the core principles of the National Planning Policy Framework.

(Notes:-

1. In accordance with the procedure for public speaking on planning applications on this Committee, members of the public spoke in connection with applications nos: 2016/0516/FUL and 0493/FUL.
2. Parish Councillor Brian Bailey from Burscough Parish Council spoke in connection with planning application 2016/0516/FUL relating to the Land to the North of Meadowbrook, Burscough.
3. In accordance with Regulatory Procedure Rule 7(b) Councillor Cotterill spoke in connection with planning application 0161/FUL relating to Beacon View, Firswood Road, Lathom, Skelmersdale.
4. In accordance with Regulatory Procedure Rule 7(b) Councillor Ian Davis spoke in connection with application number 0457/COU.
5. Councillor Cotterill left the meeting at the conclusion of planning application 0161/FUL relating to Beacon View, Firswood Road, Lathom and was not present for the remainder of the meeting.
6. Councillor Ian Davis left the meeting at the conclusion of the planning application 0457/COU relating to Brookfields, Charity Lane, Westhead and was not present for the remainder of the meeting.
7. The Director of Development and Regeneration, Mr. J. Harrison left the Chamber during consideration of planning application 0493/FUL relating to 132 Redgate, Ormskirk.
8. Councillor Pope left the Chamber during consideration of planning application 0403/WL3, 10 Bath Springs Court, Ormskirk and therefore did not vote on this application.
9. After consideration of planning application 2016/0126/FUL relating to Fine Janes Farm, Moss Road, Halsall the meeting was adjourned for a 5 minute comfort break.
10. Councillor J. Hodson left the meeting at the conclusion of planning application 2016/0516/FUL relating to Land to the North of Meadowbrook, Burscough and was not present for the remainder of the meeting.
11. Councillor Delaney left the meeting at the conclusion of planning application 0493/FUL relating to 132 Redgate, Ormskirk and was not present for the remainder of the meeting.
12. Councillor J. Davis left the meeting at the conclusion of planning application 2016/0516/FUL relating to Land to the North of Meadowbrook, Burscough and was not present for the remainder of the meeting. )

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- **CHAIRMAN** -