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Thursday, 8 March 2018

PLANNING MEMBER UPDATE

**COUNCIL YEAR 2017/18
MARCH 2018 – 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 Tuesday 13 March 2018**.

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

CONTENTS

1. ACTIONS TAKEN UNDER DELEGATED AUTHORITY

1A	APPLICATIONS DETERMINED UNDER THE DELEGATED SYSTEM - 27/1/2018 TO 2/3/2018	261 - 276
1B	PLANNING APPEALS LODGED - 30/12/2017 TO 2/3/2018	277 - 278
1C	PLANNING APPEALS DECIDED - 27/1/2018 TO 2/3/2018	279 – 280

2. GENERAL

2A	ENFORCEMENT NOTICES SERVED - 30/12/2017 TO 2/3/2018	281 - 282
2B	CIL NEIGHBOURHOOD FUNDING	283 - 288
2C	CONSERVATION AREAS ADVISORY PANEL - ANNUAL REPORT	289 - 302

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

PLANNING COMMITTEE

MEMBERS UPDATE 2017/18

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 – 27/01/2018 to 02/03/2018

WARD:- Ashurst

Application: 2017/1306/FUL Decision: Planning Permission Granted

Proposal: Incorporation of land into rear garden.

Location: Cedar View, Elmers Green Lane, Skelmersdale, Lancashire, WN8 6SN

Applicant: Mr C Jackson

WARD:- Aughton And Downholland

Application: 2017/1295/FUL Decision: Planning Permission Granted

Proposal: First floor extension and conversion of garages into habitable room.

Location: 4 Delph Lane, Aughton, Ormskirk, Lancashire, L39 5EB

Applicant: Mr & Mrs L Guinan

WARD:- Aughton And Downholland

Application: 2017/1336/FUL Decision: Planning Permission Granted

Proposal: Demolition of existing outbuilding to the rear. Part single/part two storey rear and single storey side extensions.

Location: 256 Prescott Road, Aughton, Ormskirk, Lancashire, L39 5AQ

Applicant: Mr France

WARD:- Aughton And Downholland

Application: 2018/0012/FUL Decision: Planning Permission Granted

Proposal: Proposed single storey extension to the rear elevation

Location: 32 Hill Rise View, Aughton, Ormskirk, Lancashire, L39 3RG

Applicant: Mr & Mrs Melia

WARD:- Aughton And Downholland

Application: 2018/0034/PNC Decision: PNC Prior Approval NOT required
Proposal: Application for determination as to whether prior approval of details is required
- Change of use from mixed use of shop and residential to dwellinghouse.
Location: Andrew Keith Furniture, 59 School Lane, Downholland, Ormskirk, Lancashire,
L39 7JE
Applicant: Mrs Kathryn Keith

WARD:- Aughton And Downholland

Application: SCP/2018/0001 Decision: Scoping Opinion Issued
Proposal: County Matter - Scoping opinion request for the construction of a well pad,
drilling and hydraulic fracturing of two exploratory boreholes, testing
procedures and restoration of the site.
Location: Land At The North-eastern End Of, Suttons Lane, Great Altcar, Lancashire,
Applicant: Aurora Energy Resources Limited

WARD:- Aughton Park

Application: 2017/1288/FUL Decision: Planning Permission Granted
Proposal: Demolition of existing garage and erection of two storey gable extension
together with internal amendments.
Location: 250 Moss Delph Lane, Aughton, Ormskirk, Lancashire, L39 5BJ
Applicant: Mr David Dickinson

WARD:- Bickerstaffe

Application: 2017/1267/FUL Decision: Planning Permission Granted
Proposal: Two stables and store room and 42m x 22m riding area for private use only.
Change of use of land to mixed use equestrian /agricultural smallholding.
Location: Pheasant View, Whiteleys Lane, Lathom, Ormskirk, Lancashire, L40 6HF
Applicant: Miss R Whalley

WARD:- Bickerstaffe

Application: 2017/1297/COU Decision: Planning Permission REFUSED
Proposal: Conversion of an agricultural building into a self-contained residential annex.
Location: Little Ferny Knoll Farm, Ferny Knoll Road, Rainford, St Helens, St Helens,
WA11 7TQ
Applicant: Alan Griffiths Turf Farms

WARD:- Burscough East

Application: 2017/1213/FUL Decision: Planning Permission Granted

Proposal: To erect second-storey to existing single-storey rear extension, single-storey side extension and porch to front with associated works.

Location: 24 Chapel Lane, Burscough, Ormskirk, Lancashire, L40 7RA

Applicant: Mrs Catherine Baldwin

WARD:- Burscough East

Application: 2018/0036/FUL Decision: Planning Permission Granted

Proposal: Variation of Condition No. 4 imposed on planning permission 2017/0614/COU to read - Unless otherwise agreed in writing with Local Planning Authority all windows and doors shall be painted grey aluminium.

Location: 6 Top Locks, Wheat Lane, Lathom, Ormskirk, Lancashire, L40 4BF

Applicant: Mr John Riley

WARD:- Burscough East

Application: 2018/0039/FUL Decision: Planning Permission Granted

Proposal: Proposed single storey extension to side of dwelling.

Location: 47 Abbeydale, Burscough, Ormskirk, Lancashire, L40 5SU

Applicant: Mrs Lisa Procter

WARD:- Burscough East

Application: LCC/2018/0001 Decision: OBJECTIONS(NPA/CMA/CMM/LC3)

Proposal: County Matter - Replacement fencing and gates with 2.4m high weld mesh fencing and double gates to the front of the school and 2.4m high fencing adjacent to the bin store.

Location: Burscough Village Primary School, Colburn Close, Burscough, Ormskirk, Lancashire, L40 4LB

Applicant: Burscough Village Primary School

WARD:- Burscough West

Application: 2017/1151/FUL Decision: Withdrawn

Proposal: Decking at rear of property (retrospective).

Location: 83A Liverpool Road South, Burscough, Ormskirk, Lancashire, L40 7SU

Applicant: Mr James Churcher

WARD:- Burscough West

Application: 2017/1245/COU Decision: Planning Permission Granted

Proposal: Change of use of first floor unit to dance studio, retail shop and storage.

Location: Unit G H3, Platts Lane Industrial Estate, Platts Lane, Burscough, Lancashire, L40 7TP

Applicant: Mr Chris Lloyd

WARD:- Burscough West

Application: 2017/1246/FUL Decision: Planning Permission REFUSED

Proposal: Proposed extension to form bedroom and wetroom accommodation for disabled occupant.

Location: 79 Liverpool Road South, Burscough, Ormskirk, Lancashire, L40 7SU

Applicant: Mrs Helen Ankers

WARD:- Derby

Application: 2017/1067/FUL Decision: Planning Permission Granted

Proposal: Temporary hard surfacing to existing United Utilities access track (retrospective).

Location: Site Of Former Wellfield, Vicarage Lane, Westhead, Lancashire,

Applicant: Mr Stephen Richards

WARD:- Derby

Application: 2017/1152/FUL Decision: Planning Permission Granted

Proposal: Variation of Condition No. 2 imposed on planning permission 2015/1097/FUL to vary the approved plans.

Location: Wellfield, Vicarage Lane, Westhead, Lancashire,

Applicant: Mr Stephen Richards

WARD:- Derby

Application: 2017/1173/FUL Decision: Planning Permission Granted

Proposal: Erection of single storey rear extension (retrospective) and extension to dropped kerb.

Location: 91 Wigan Road, Ormskirk, Lancashire, L39 2AP

Applicant: Mr Neil Macfarlane

WARD:- Derby

Application: 2017/1207/FUL Decision: Planning Permission Granted

Proposal: Replace existing softwood front doors with similar style composite upvc black door.

Location: 17-33 Grammar School Court, Ormskirk, Lancashire,

Applicant: Westbridge Fm Ltd

WARD:- Derby

Application: 2017/1292/FUL Decision: Planning Permission Granted

Proposal: Install a multi-use games area on the school field.

Location: Playing Field, Westhead Lathom St James Church Of England Primary School, School Lane, Westhead, Lancashire,

Applicant: Westhead Lathom St James Church Of England Primary School

WARD:- Derby

Application: 2017/1296/FUL Decision: Planning Permission Granted

Proposal: Single storey rear extension and part garage conversion.

Location: 1 Merchant Road, Ormskirk, Lancashire, L39 4AD

Applicant: Mr Russ Crook

WARD:- Derby

Application: 2017/1322/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

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

Location: Dumbills Farm, Crosshall Brow, Westhead, Ormskirk, Lancashire, L40 6JD

Applicant: Mr & Mrs Stuart Duffy

WARD:- Derby

Application: 2017/1333/FUL Decision: Planning Permission Granted

Proposal: Single storey side extension to provide porch and w.c

Location: 41 Derby Hill Crescent, Ormskirk, Lancashire, L39 2XJ

Applicant: Dr Lindsey Hampson

WARD:- Derby

Application: 2018/0020/FUL Decision: Planning Permission Granted

Proposal: Single storey extension to the rear.

Location: 49 St Helens Road, Ormskirk, Lancashire, L39 4QW

Applicant: Mr Simon Beaumont

WARD:- Halsall

Application: 2017/1287/FUL Decision: Planning Permission REFUSED

Proposal: Proposed two storey rear extension to existing dwelling.

Location: High Trees Barn, Plex Moss Lane, Halsall, Ormskirk, Lancashire, L39 8ST

Applicant: Mr & Mrs Blanchflower

WARD:- Halsall

Application: 2017/1323/FUL Decision: Planning Permission Granted

Proposal: Erection of Steel framed extension to front elevation for retail sales / display in relation to existing business and alterations to existing steel framed store building to provide Greenhouse style growing area including installation of opening transparent / translucent roof and alterations to elevations

Location: Renacres Hall Farm, Renacres Lane, Halsall, Ormskirk, Lancashire, L39 8SE

Applicant: Massams Supplies

WARD:- Hesketh-with-Becconsall

Application: 2017/1283/FUL Decision: Planning Permission Granted

Proposal: Orangery to rear of property

Location: 14 Silverdale, Hesketh Bank, Preston, Lancashire, PR4 6RZ

Applicant: Mr & Mrs Ritson

WARD:- Hesketh-with-Becconsall

Application: 2017/1308/FUL Decision: Planning Permission Granted

Proposal: Use of land for the siting of 20 mobile homes for use by seasonal agricultural workers for the months March to November together with hardstanding and ancillary infrastructure for a temporary period until 30 November 2022.

Location: Caravan Park, 467 Moss Lane, Hesketh Bank, Lancashire, PR4 6XJ

Applicant: Alan Baybutt & Sons Caravans

WARD:- Hesketh-with-Becconsall

Application: 2017/1319/FUL Decision: Planning Permission REFUSED

Proposal: Proposed two storey residential extension and associated works.

Location: 25 Shore Road, Hesketh Bank, Preston, Lancashire, PR4 6RD

Applicant: Mr Wilson

WARD:- Hesketh-with-Becconsall

Application: 2017/1343/FUL Decision: Planning Permission Granted
Proposal: Removal of Condition No. 1 (agricultural occupancy condition) imposed on planning permission 8/6/1122.
Location: Riversdale, Marsh Road, Hesketh Bank, Preston, Lancashire, PR4 6XT
Applicant: Mr Jackson

WARD:- Knowsley

Application: 2017/1081/FUL Decision: Planning Permission REFUSED
Proposal: Detached bungalow including new vehicular access.
Location: 7 Claremont Drive, Ormskirk, Lancashire, L39 4SP
Applicant: Mr I Platt

WARD:- Knowsley

Application: 2017/1148/FUL Decision: Planning Permission Granted
Proposal: Single storey extension with wheelchair accessible W.C. Installation of new door and fire escape at first floor with new external spiral staircase.
Location: The Queens Head, 30 Moor Street, Ormskirk, Lancashire, L39 2AQ
Applicant: Greene King Plc

WARD:- Knowsley

Application: 2017/1191/PNC Decision: PDR Prior Approval NOT Required
Proposal: Application for determination as to whether prior approval of details is required - Change of use from post office (Class A1) to restaurant (Class A3).
Location: 19 - 21 Aughton Street, Ormskirk, Lancashire, L39 3BH
Applicant: Vici Property Group Ltd

WARD:- Knowsley

Application: 2017/1279/FUL Decision: Planning Permission Granted
Proposal: Two storey extension to the side and single storey at the rear
Location: 180 County Road, Ormskirk, Lancashire, L39 3LY
Applicant: Mr & Mrs Rawsthorne

WARD:- Knowsley

Application: 2017/1339/FUL Decision: Planning Permission Granted
Proposal: Single storey front, and side extension.
Location: 111 Redgate, Ormskirk, Lancashire, L39 3NW
Applicant: Ms S Langton

WARD:- Knowsley

Application: 2018/0009/PNH Decision: PNH Prior Approval NOT required

Proposal: Application for determination as to whether prior approval of details is required
- Extension of dwellinghouse. Dimension from rear wall of the original dwellinghouse - 4m. Maximum height of the extension - 3.850m. Height to eaves of the extension - 2.550m.

Location: 49 Calder Avenue, Ormskirk, Lancashire, L39 4SE

Applicant: Mr M Tillett

WARD:- Knowsley

Application: 2018/0018/FUL Decision: Planning Permission Granted

Proposal: Two storey rear extension and porch to the front elevation. Dropped kerb to allow access.

Location: 71 Calder Avenue, Ormskirk, Lancashire, L39 4SE

Applicant: Mr L Berrie

WARD:- Knowsley

Application: 2018/0030/LDP Decision: Cert of Lawful (PROPOSED) Not Permitted

Proposal: Certificate of Lawfulness - Proposed conservatory to rear.

Location: 5 Cottage Mews, Ormskirk, Lancashire, L39 3NZ

Applicant: Mrs C Stokes

WARD:- Knowsley

Application: 2018/0084/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

Proposal: Certificate of Lawfulness - Proposed loft conversion with dormer to rear.

Location: 34 Wimbrick Crescent, Ormskirk, Lancashire, L39 4TB

Applicant: Mr D O'Hare

WARD:- Moorside

Application: 2017/1240/FUL Decision: Planning Permission Granted

Proposal: Rear extension and associated access ramps to form accommodation for disabled occupant.

Location: 25 Carfield, Skelmersdale, Lancashire, WN8 9DR

Applicant: MR D Ward

WARD:- Moorside

Application: 2017/1303/FUL Decision: Planning Permission Granted

Proposal: Conversion of existing conservatory to ground floor bedroom and wetroom, with single storey link

Location: 87 Cherrycroft, Skelmersdale, Lancashire, WN8 9EG

Applicant: Mrs Treanor

WARD:- Newburgh

Application: 2017/1236/LDC Decision: EXISTING LDC Refused/Granted (SPLIT)

Proposal: Certificate of Lawfulness - Use of the property and land within the red line as a dwellinghouse and garden land associated with the dwellinghouse.

Location: Nuholme, Carr Lane, Lathom, Ormskirk, Lancashire, L40 4BT

Applicant: Mr Ian Birch

WARD:- Newburgh

Application: 2017/1261/FUL Decision: Planning Permission Granted

Proposal: Replacement of an aluminium framed patio door unit. Modification to the existing garden room, replacing hardwood framed door with a hardwood framed window. Decking laid in front of the french door.

Location: Brynkerry, Back Lane, Newburgh, Wigan, Lancashire, WN8 7XB

Applicant: Mr Bill Russell

WARD:- North Meols

Application: 2017/1153/FUL Decision: Planning Permission REFUSED

Proposal: Proposal to raise existing garage roof ridge by 1m in addition to approved planning application Ref: 2016/1178/FUL

Location: Dandys Barn, Marsh Road, Banks, Southport, Lancashire, PR9 8DZ

Applicant: Mr Isherwood

WARD:- North Meols

Application: 2017/1225/FUL Decision: Planning Permission Granted

Proposal: Single storey rear extension.

Location: 49 New Lane, Crossens, Southport, Lancashire, PR9 8LN

Applicant: Mrs Anita Critchley

WARD:- North Meols

Application: 2017/1282/FUL Decision: Planning Permission REFUSED

Proposal: Single storey side extension with pitched roof to match existing. Proposed pitch roof adding to existing extension at rear. Demolish existing garage and build new garage.

Location: 372 Gravel Lane, Banks, Southport, Lancashire, PR9 8DB

Applicant: Mr N P Keating

WARD:- Parbold

Application: 2017/1050/FUL Decision: Planning Permission REFUSED

Proposal: Widening of existing track and provision of car parking /turning head and extension to existing mooring (part retrospective).

Location: Plot 3, Chapel Lane, Parbold, Lancashire,

Applicant: Mr Joseph & Kathleen Giles pie & Clayton

WARD:- Parbold

Application: 2017/1162/FUL Decision: Withdrawn

Proposal: Construction of a single storey extension to the existing detached garage to form a 'summer house' and associated external works and boundary improvements.

Location: Harrock Hill Barn, Sanderson Lane, Hilldale, Heskin, Chorley, Lancashire, PR7 5PX

Applicant: Mr & Mrs Collinson

WARD:- Parbold

Application: 2017/1208/FUL Decision: Planning Permission Granted

Proposal: Alterations of first floor of existing cottage to form new gable and dormer window to enlarge existing bedrooms

Location: Suttons Farm Cottage, Sanderson Lane, Hilldale, Heskin, Chorley, Lancashire, PR7 5PX

Applicant: Mr Richard Sutton

WARD:- Parbold

Application: 2017/1300/FUL Decision: Planning Permission Granted

Proposal: First floor and single storey extensions at the rear; extension to garage at the rear; single storey extensions at the front and side; pitched roof to front dormers. (amendment to planning permission ref 2017/0995/FUL).

Location: 35 Lindley Drive, Parbold, Wigan, Lancashire, WN8 7ED

Applicant: Mr Robinson

WARD:- Parbold

Application: 2017/1321/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

Proposal: Certificate of Lawfulness - Proposed re-position of front door and hall by 1m to the right to facilitate access to bedrooms from hall.

Location: 18 Springmount Drive, Hilldale, Wigan, Lancashire, WN8 7AP

Applicant: Mr James Keith

WARD:- Parbold

Application: 2017/1324/FUL Decision: Planning Permission Granted

Proposal: Proposed rear and side extension to include Family/Kitchen/Dining Space, Utility, Store and Rear Dormer to Bedroom 3

Location: 2 Alderbrook Drive, Parbold, Wigan, Lancashire, WN8 7HF

Applicant: Mrs Joanne Sutcliffe

WARD:- Parbold

Application: 2018/0031/LDP Decision: Cert of Lawful (PROPOSED) Not Permitted

Proposal: Certificate of Lawfulness - Proposed demolition of existing outbuilding and the construction of a new enlarged outbuilding clad in render and roofed with tiles to match existing.

Location: Littlefield, Parbold Hill, Parbold, Wigan, Lancashire, WN8 7TG

Applicant: Mr & Mrs Aggett

WARD:- Parbold

Application: 2018/0033/FUL Decision: Planning Permission Granted

Proposal: Extension with internal alterations to existing bungalow.

Location: Delph Bungalow, Hall Lane, Wrightington, Wigan, Lancashire, WN6 9EH

Applicant: Mrs Helen Grundy

WARD:- Rufford

Application: 2017/1170/FUL Decision: Planning Permission Granted

Proposal: Erection of replacement agricultural building.

Location: Moss Side Farm, Sandy Lane, Rufford, Ormskirk, Lancashire, L40 1SX

Applicant: Peter Bamber And Sons

WARD:- Scarisbrick

Application: 2017/1251/LDP Decision: Cert of Lawful (PROPOSED) Not Permitted
Proposal: Certificate of Lawfulness - Proposed two storey rear extension.
Location: 35 Snape Green, Scarisbrick, Southport, Lancashire, PR8 5LN
Applicant: Mr Michael Hoey

WARD:- Scarisbrick

Application: 2017/1294/PNT Decision: Prior Notif-Telecom-Details Approved
Proposal: Development by Telecommunications Code System Operator - Installation of electronic communications apparatus comprising 1 No. 0.8 OMNI at 12.8m, 1 No. 3G OMNI antenna at 11.6m, 1 No. GPS antenna at 12.3m mounted on proposed streetworks pole, smart metering equipment enclosure and meter pillar plinth mounted on new concrete foundation.
Location: Land On The South Side Of, Southport Road, Scarisbrick, Lancashire,
Applicant: Arqiva Ltd

WARD:- Scarisbrick

Application: 2017/1326/LDC Decision: Cert of Lawfulness (EXISTING) Granted
Proposal: Certificate of Lawfulness - Use of land for the storage of plant and materials associated with a commercial business.
Location: Cop House Farm, Jacksmere Lane, Scarisbrick, Ormskirk, Lancashire, L40 9RS
Applicant: Kingswood Homes

WARD:- Scarisbrick

Application: 2018/0011/FUL Decision: Planning Permission REFUSED
Proposal: Single storey rear extension.
Location: 83 Southport Road, Scarisbrick, Southport, Lancashire, PR8 5HT
Applicant: Mr S Collier

WARD:- Scarisbrick

Application: 2018/0037/FUL Decision: Planning Permission Granted
Proposal: First floor extension to rear. Single storey extension to rear. Demolition of conservatory, wc & outhouse buildings.
Location: Bold Farm Cottage, Asmall Lane, Scarisbrick, Ormskirk, Lancashire, L40 8JL
Applicant: Mrs C. Molyneux

WARD:- Scott

Application: 2017/0825/COU Decision: Planning Permission REFUSED

Proposal: Conversion of dwelling to 2no self contained 2 bed flats and retention of two storey rear extension.

Location: 33 Scarisbrick Street, Ormskirk, Lancashire, L39 1QE

Applicant: SAM Homes Ltd

WARD:- Scott

Application: 2017/1146/FUL Decision: Planning Permission Granted

Proposal: Rear double storey extension

Location: 6 Grimshaw Lane, Ormskirk, Lancashire, L39 1PD

Applicant: Mr Leon Osman

WARD:- Skelmersdale North

Application: 2018/0060/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

Proposal: Certificate of Lawfulness - Proposed erection of one portakabin measuring 9x3m to be used ancillary to the existing use on a permanent basis.

Location: RNB Commercials Ltd, 36 Greenhey Place, Skelmersdale, Lancashire, WN8 9SA

Applicant: RNB Commercials Ltd

WARD:- Tanhouse

Application: 2017/1241/FUL Decision: Planning Permission REFUSED

Proposal: Proposed new multi use games area including fencing, floodlighting and car park.

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

Applicant: Mr Chris Owens

WARD:- Tarleton

Application: 2017/1194/LDC Decision: Cert of Lawfulness (EXISTING) Granted

Proposal: Certificate of Lawfulness -Use of land as domestic garden area.

Location: Netholme Farm, Park Lane, Tarleton, Preston, Lancashire, PR4 6JN

Applicant: Mr S Mayor

WARD:- Tarleton

Application: 2017/1262/FUL Decision: Planning Permission Granted

Proposal: Construction of 2no detached dormer bungalows together with associated access, parking and gardens, following the demolition of the existing cottage and outbuildings.

Location: 1 Mere Brow Lane, Tarleton, Preston, Lancashire, PR4 6JP

Applicant: Hanley Homes Limited

WARD:- Tarleton

Application: 2017/1299/FUL Decision: Planning Permission Granted

Proposal: Proposed two storey extension to the side & single storey extension to the rear/side of semi-detached property.

Location: 3 Tabby Nook, Mere Brow, Tarleton, Preston, Lancashire, PR4 6LA

Applicant: Mr William Hore

WARD:- Tarleton

Application: 2017/1305/FUL Decision: Planning Permission Granted

Proposal: First floor and single storey rear extensions.

Location: 18 Kearsley Avenue, Tarleton, Preston, Lancashire, PR4 6BQ

Applicant: Mr A Turner

WARD:- Tarleton

Application: 2017/1311/FUL Decision: Planning Permission Granted

Proposal: Variation of Condition No.8 of planning permission 2014/0539/FUL to allow ground level hard surfacing areas to be of porous materials; block paving area, indian flagstone pathway, and drain surfaces & channel stone chipping.

Location: 7 Greenways, Tarleton, Preston, Lancashire, PR4 6RN

Applicant: Ms P Nordell

WARD:- Tarleton

Application: 2017/1317/FUL Decision: Planning Permission Granted

Proposal: Demolition of existing conservatory at side of house. Construction of single storey extension.

Location: 14B Fermor Road, Tarleton, Preston, Lancashire, PR4 6AP

Applicant: Mr S Barrett

WARD:- Tarleton

Application: 2017/1320/FUL Decision: Planning Permission Granted
Proposal: Erection of proposed single storey side extension.
Location: 5 Cloister Mews, Tarleton, Preston, Lancashire, PR4 6FD
Applicant: L&C Developments (Southport) Ltd

WARD:- Tarleton

Application: 2018/0081/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted
Proposal: Certificate of Lawfulness - Proposed single storey rear extension to existing dwelling.
Location: 105 Southport New Road, Tarleton, Preston, Lancashire, PR4 6HX
Applicant: Mr Wright

WARD:- Up Holland

Application: 2018/0023/FUL Decision: Planning Permission Granted
Proposal: Demolition of existing rear uPVC conservatory and erection of new single-storey flat roof extension with roof light. Enlarge existing window to rear store room. Addition of roof light to existing main bathroom.
Location: 6 Darfield, Up Holland, Skelmersdale, Lancashire, WN8 0AT
Applicant: Mr & Mrs Cousineau

WARD:- Up Holland

Application: 2018/0126/PNH Decision: PNH Prior Approval NOT required
Proposal: Application for determination as to whether prior approval of details is required - Extension of dwellinghouse. Dimension from rear wall of the original dwellinghouse - 3.3m. Maximum height of the extension - 3.950m. Height to eaves of the extension - 2.56m.
Location: 11 Dorchester Road, Up Holland, Skelmersdale, Lancashire, WN8 0AD
Applicant: Mr S Franey

WARD:- Wrightington

Application: 2017/1199/FUL Decision: Planning Permission Granted
Proposal: Replacement dwelling and associated works.
Location: Ferndale, 81 Bank Brow, Roby Mill, Up Holland, Skelmersdale, Lancashire, WN8 0SY
Applicant: Mr Bullen

WARD:- Wrightington

Application: 2018/0065/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

Proposal: Certificate of Lawfulness - Proposed detached garage.

Location: Richardsons Farm, Finch Lane, Appley Bridge, Wigan, Lancashire, WN6 9DU

Applicant: Mr Steve Whalley



ARTICLE NO: 1B

PLANNING COMMITTEE

MEMBERS UPDATE 2017/18

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 - 30/12/2017 to 02/03/2018

APPLICATION NO.	APPELLANT	DEVELOPMENT AND ADDRESS	PROCEDURE
2017/0325/PNH	Mrs P Brimage	Canal Cottage, Mairscough Lane, Downholland. Application for determination as to whether prior approval of details is required - Extension of dwellinghouse. Dimensions from rear wall of the original dwellinghouse - 8m. Maximum height of the extension - 4m. Height to eaves of the extension - 4m.	Written Representations
E/2015/0057/UAU	Mr John Finnamore & Mrs Lynn Finnamore	Oakdene, Sanderson Lane, Hilldale, Heskin. Without planning permission, the change of use of the land and buildings from a residential use to a mixed use of residential and business use of dog grooming and associated canine services.	Written Representations



ARTICLE NO: 1C

PLANNING COMMITTEE

MEMBERS UPDATE 2017/18

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 - 27/01/2018 to 02/03/2018

APPLICATION NO.	APPELLANT	DEVELOPMENT AND ADDRESS	DECISION AND DATE
1413 2017/0423/FUL	Mr A. Bennett	Woodside, Cobbs Clough Road, Skelmersdale. Proposed erection of three dwellings with associated junction improvements (previously approved via 2016/0053/FUL)	Dismissed 31/01/2018
1414 2016/1233/LDP	Mr Rick Darwin	The Cottage, Smithy Brow, Wrightington. Certificate of Lawfulness - Proposed erection of 1 no. detached gymnasium and dance studio.	Allowed 15/02/2018
1415 2017/0493/FUL	Mr Griffin-Lea	132 Redgate, Ormskirk. Change of use of dwelling to 5 bed student HMO.	Allowed 16/02/2018
1416 2016/1313/FUL	Mr Peter Jackson	339 Blackgate Lane, Tarleton. Demolition of existing buildings and erection of one detached dormer bungalow.	Dismissed 19/02/2018

1417	Mr & Mrs Andrew	Friars Wood, Lancaster Lane,	Allowed
2017/0184/FUL	Sail	Parbold.	28/02/2018
		The erection of a 2.5-storey detached dwelling with single storey elements to each side and the rear. The property to be a 6 bedroom dwelling situated to the north of the plot.	

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 2017/18

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 – 30/12/2017 to 02/03/2018

Enforcement Reference	Site Location	Alleged Breach	Date Notice Served
E/2016/0333/BCN	Land To The Rear Of 69 To 101, Chequer Lane, Up Holland.	Breach of Condition Nos 12 and 13 on planning permission 2012/0809/OUT relating to landscaping.	01/02/2018
E/2017/0221/UAU	91 Wigan Road, Ormskirk.	Without Planning Permission the change of use of a small house in multiple occupation (C4) to a large house in multiple occupation (sui generis).	27/02/2018



PLANNING COMMITTEE

MEMBERS UPDATE 2017/18
ISSUE: 10

Article of: Director of Development and Regeneration Services

Contact for further information: Mr Peter Richards (Extn. 5046)
(E-mail: peter.richards@westlancs.gov.uk)

SUBJECT: CIL Neighbourhood Funding

Wards affected: Borough wide

1.0 PURPOSE OF ARTICLE

- 1.1 To update Members on the CIL neighbourhood monies with regard to those sums received and spent by Parish Councils.
-

2.0 INTRODUCTION

- 2.1 The Community Infrastructure Levy (or 'CIL') was introduced nationally in April 2010. It allows local authorities in England and Wales to raise funds from developers who are undertaking new building projects in their area. The money can be used to help fund a wide range of infrastructure needed to support new development. The principle behind CIL is that most development has some impact on infrastructure and should therefore contribute to the cost of providing or improving infrastructure. CIL was adopted by the Council in July 2014 and took effect on all planning applications granted approval from 1 September 2014.
- 2.2 CIL must be administrated in accordance with the national Community Infrastructure Levy Regulations 2010 (as amended). The CIL charge due from any development is calculated based on the size, use and location of the proposal, in accordance with the Council's Charging Schedule. Developers must pay CIL when a development is commenced, usually in accordance with an adopted instalments policy. Instalment periods vary dependent on the amount of CIL which is payable.

2.3 CIL Regulations 59A and 61 set out that CIL receipts, received by the collecting authority (the Borough Council), should be apportioned as follows:

- 5% to administrative costs towards the management of CIL
- 15% to local councils (parish councils)
- 80% towards strategic infrastructure

The local council portion is also interchangeably referred to as the 'neighbourhood portion' or 'parish portion'.

2.4 Government regulations state that a minimum of 15% of the funds raised within a parish should be passed as the local portion. This rises to 25% where a neighbourhood plan is in place. However, in West Lancashire there are currently no neighbourhood plans, therefore 15% of funds will be passed on. This local portion makes sure that infrastructure improvements can be made directly in the areas where the development takes place. In those non-parished areas of the Borough, the 15% portion will be retained by the Council and spent in consultation with the local community.

2.5 In accordance with CIL Regulation 59D, the Council must pass receipts to parish councils as follows:

- Receipts received between 1st April and 30th September in any financial year will be passed to the parish council by 28th October of that financial year
- Receipts received between 1st October and 31st March in any financial year will be passed to the parish council by 28th April of the following financial year

3.0 PARISH COUNCIL RECEIPTS

3.1 To date, Parish Councils have received a combined total of £182,134.85 of CIL funding. Amounts vary dependent on the levels of chargeable developments commenced, and due amounts paid, in each of the parish areas. Table 1 provides an annual breakdown by parish.

Table 1: Parish Council receipts by financial year

Received by Parish Council	2015/16	2016/17	2017/18	Total
Aughton	£2,771.91	£4,584.82	£26,027.93	£33,384.66
Bickerstaffe				
Burscough	£1,683.00	£51,844.91	£11,061.25	£64,589.15
Dalton				
Downholland				
Halsall				
Hesketh-with-Beaconsall	£3,486.00	£8,626.82	£4,730.40	£16,483.22
Hilldale		£863.60		£863.30
Lathom			£636.75	£636.75
Newburgh				
North Meols				
Parbold			£14,101.85	£14,101.85
Rufford				
Scarisbrick			£5,900.83	£5,900.83
Simonswood				
Tarleton			£20,305.27	£20,305.27
Unparished – Ormskirk			£8,665.37	£8,665.37
Unparished – Skelmersdale				
Up Holland	£6,426.00	£5,074.50		£11,500.50
Wrightington	£2,462.03		£3,241.62	£5,703.65
Total	£16,828.94	£70,994.65	£94,311.27	£182,134.85
Parish Council Report Due by	Dec 2016	Dec 2017	Dec 2018	-

4.0 PARISH COUNCIL EXPENDITURE

- 4.1 CIL Regulation 59C sets out that parish councils must spend their neighbourhood fund on "the provision, improvement, replacement, operation or maintenance of infrastructure or anything else that is concerned with addressing the demands that development places on an area". Parish Councils can choose what infrastructure they spend the money on, providing it satisfies this criteria.
- 4.2 Regulation 62A requires local (parish) councils to prepare a report for any financial year in which it receives CIL receipts. The Borough Council can request CIL monies to be returned by the Parish if they are a) not spent on appropriate infrastructure and/or b) not spent within five years of receipt by the parish council. The Borough Council therefore needs to be able to monitor which monies are spent and when. CIL was designed to be a transparent system and the reports also enable the public, developers and any other interested parties to see how much CIL is collected and how it is spent.
- 4.3 Parish council reports must be published on the parish council's website by the 31 December following the report year. I.e. those parish councils who received receipts in 2016/17, must publish their report on 2016/17 revenue by

December 2017. This means that parish councils who received funds in 2017/18 will only report on their receipts in December 2018 and are subsequently absent from this report.

- 4.4 Those parish councils that receive receipts in one year should continue to report their expenditure / retained amounts on an annual basis.
- 4.5 Whilst the reports should be available on the individual parish council websites, the CIL Officer endeavours to collate copies of the reports and publish them at www.westlancs.gov.uk/CIL alongside the Borough Council's own, annual CIL reporting.
- 4.6 The latest CIL Parish Council reports were received in December 2017, from Aughton, Burscough, Hesketh-with-Beaconsall, Hilldale, Up Holland and Wrightington who each received a neighbourhood portion in 2015/16 and/or 2016/17.
- 4.7 A total of £87,823.59 was received as the neighbourhood portion by Parish Councils in the financial years 2015/16 and 2016/17.

Table 2: Parish Council expenditure

Received by Parish Council	Previous reporting year 2015/16	Current reporting year 2016/17	Total received 2015-2017	Total spent	Available Balance Dec 2017
Aughton	£2,771.91	£4,584.82	£7356.73	£0	£7,356.73
Bickerstaffe	-	-	-	-	-
Burscough	£1,683.00	£51,844.91	£53,527.91	£0	£53,527.91
Dalton	-	-	-	-	-
Downholland	-	-	-	-	-
Halsall	-	-	-	-	-
Hesketh-with-Beaconsall	£3,486.00	£8,626.82	£12,112.82	£900	£11,212.82
Hilldale	-	£863.60	£863.60	£0	£863.60
Lathom	-	-	-	-	-
Newburgh	-	-	-	-	-
North Meols	-	-	-	-	-
Parbold	-	-	-	-	-
Rufford	-	-	-	-	-
Scarisbrick	-	-	-	-	-
Simonswood	-	-	-	-	-
Tarleton	-	-	-	-	-
Unparished – Ormskirk	-	-	-	-	-
Unparished – Skelmersdale	-	-	-	-	-
Up Holland	£6,426.00	£5,074.50	£11,500.50	£0	£11,500.50
Wrightington	£2,462.03	-	£2462.03	£0	£2,462.03
Total	£16,828.94	£70,994.65	£87,823.59	£900	£86,923.59
PC Report Due by	Dec 2016	Dec 2017	-		

- 4.8 Of the £87,823.59 received by Parish Councils, only £900 has been spent to date, with a further £12,076.42 allocated to identified projects:
- Hesketh-with-Becconsall Parish Council have allocated £3,486 (2015/16) to be spent on the Douglas Linear Park, of which £900 has been spent. £8,626.82 (2016/17) has been allocated to redevelopment of the community centre.
 - Hilldale Parish Council have allocated £863.60 to repairs at Grimshaw Green field.
- 4.9 Whilst the lack of expenditure may seem surprising given the available monies, some Parish Councils may be waiting for the CIL funding 'pot' to build up. Some developments may have their payment instalments split over a time period of up to 30 months, and Parish Councils may be holding back until further 'committed' sums are received and transferred to them so larger projects can be funded. Parish Councils may also wish to consider use of CIL alongside any available S106 funding.
- 4.10 The Council recommend that parish councils draw up a list of infrastructure projects, and their priority, in consultation with local communities. As and when CIL local funding becomes available, the most appropriate projects can then be implemented.
- 4.11 Parish councils can, should they wish to, allow the Council to retain their neighbourhood portion in order for it to be used towards strategic infrastructure that may be planned in their local area.

5.0 SUMMARY

- 5.1 To date, Parish Councils have received a combined total of £182,134.85 of CIL funding. Of that £87,823.59 required to be reported by December 2017, £900 has been spent with a further £12,076.42 allocated to identified projects. The majority of received monies remain available for allocation and use.

6.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 6.1 Neighbourhood CIL funding should be used towards local infrastructure required to support new development in a local area. Parish Councils are therefore encouraged to spend the CIL funding on appropriate infrastructure projects. Where such projects are not delivered, there is a minor risk on the sustainability of local areas, which CIL monies are designed to help address.

7.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 7.1 Parish Councils must spend neighbourhood CIL on appropriate infrastructure projects within five years of their receipt or the Council can request that these monies are returned to the Council. There is therefore a minor financial and resource implication, to parish councils, if the monies are not used correctly and it is the responsibility of the parish council to ensure they are spent correctly. In the event monies are returned, the Council would then spend the monies on appropriate infrastructure schemes.

8.0 RISK ASSESSMENT

- 8.1 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 as a result of this article.

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

The 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

None.



PLANNING COMMITTEE

MEMBERS UPDATE 2017/18

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 2017.
-

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 2017 is appended to this report, for information purposes.
- 3.2 The report shows that the Panel met on 11 occasions during 2017 and considered a total of 77 applications. A breakdown of the type of applications shows that around 57% (44 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 included the Council's Design Awards and two members of the Panel helped the authority with the judging process and the picking of the winners. The scheme is supported by the Panel as it contributes to public awareness in good design and planning.
- 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 being made at Scarisbrick Hall School and more recently the Buck l'th Vine PH in Ormskirk. Panel also noted that the review of two Conservation Areas – Plox Brow, Tarleton and The Brow, Hesketh Bank are currently underway.
- 3.6 The report also 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

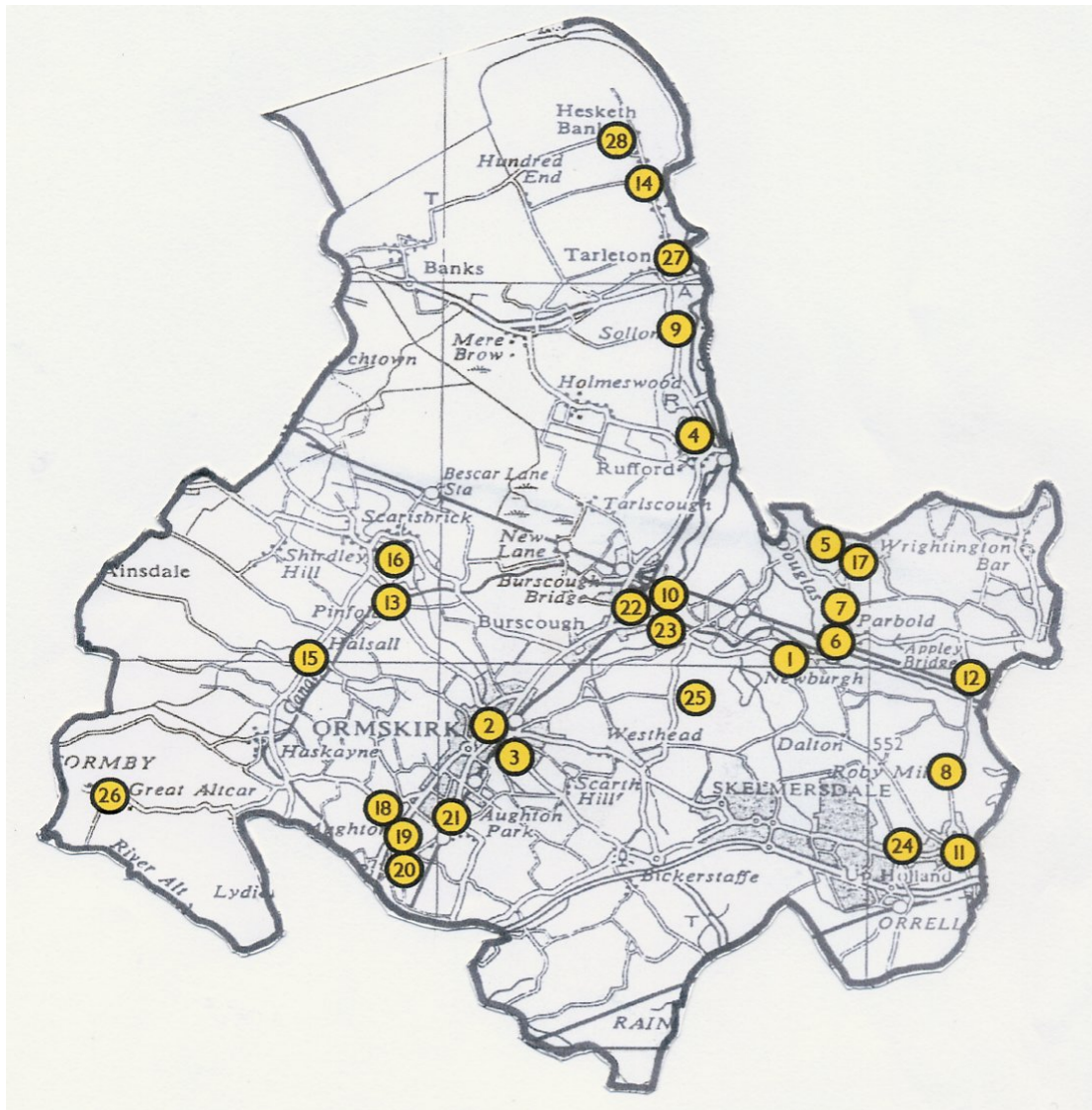
This article is for information only and does not have any direct impact on members of the public, employees, elected members and/ or stakeholders. Therefore no Equality Impact Assessment is required.

Appendices

West Lancashire Conservation Areas Advisory Panel – Annual Report 2017

West Lancashire

CONSERVATION AREAS ADVISORY PANEL



ANNUAL REPORT January to December 2017

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, 2017, 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 2017

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 still remained unfilled.

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 2 of the Meetings in the summer. Cerys has since left her position at WLBC and Panel members wished her well in her new employment.

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 11 occasions during the year to discuss, evaluate and make recommendations and observations on a total of 77 referred applications. A full analysis of the applications is shown on page 6 of this Report. (There was no meeting held in June).

Panel members' attendance at the 11 meetings held averaged 8 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.

2017 was the year of the biennial WLBC Design Awards and two members of the Panel assisted with the judging process. This scheme contributes to the public awareness of high standards in design and planning

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 2017 – 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. It was pleasing to note that further progress was being made at Scarisbrick Hall School, a Grade 1 Listed Building. In December it was reported that the Buck i' th' Vine inn, Burscough Street, Ormskirk, is planning to be renovated and developed. This is a Grade 2 Listed Building, of significance and importance to local history.

Panel members noted that two further Conservation Areas are being reviewed:- Plox Lane, Tarleton, and The Brow, Hesketh Bank.

David B. Dunn, BEM
January 2018

Analysis of recommendations made to WLBC by the Panel during 2017

<i>MONTH</i>	<i>TOTAL</i>	<i>NO OBJECTION</i>	<i>REFUSE</i>	<i>REQUEST AMEND/CHANGE</i>	<i>NO COMMENT</i>
January	7	5	1	1	-
February	8	2	5	1	-
March	5	4	1	-	-
April	6	3	2	-	1
May	7	6	1	-	-
June	<i>No meeting</i>				
July	7	3	2	1	1
August	9	5	3	-	1
September	9	2	5	1	1
October	6	3	3	-	-
November	8	4	3	1	-
December	5	3	1	1	-
TOTAL	77	40	27	6	4

- 33 of the applications were within Conservation Areas
- 19 of the applications were Listed Buildings in Conservation Areas
- 25 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, Hesketh Bank



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.
- A. 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.