

PLANNING COMMITTEE

HELD: Thursday, 26 July 2018

Start: 7.30pm

Finish: 10.20pm

PRESENT:

Councillor: M Mills (Chairman)
D Evans (Vice-Chairman)

Councillors: I Ashcroft
Mrs P Baybutt
S Evans
J Gordon
G Hodson
D O'Toole

G Owen
R Pendleton
A Pritchard
N Pryce-Roberts
Mrs M Westley

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
Member Services/Civic Support Officer – Mrs J A Ryan

17 APOLOGIES

There were no apologies for absence received.

18 MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule 4, the Committee noted the termination of Councillors Devine and Yates and the appointments of Councillor Pryce-Roberts and S Evans for this meeting only, thereby giving effect to the wishes of the Political Groups.

19 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no urgent items of business.

20 DECLARATIONS OF INTEREST

In line with Section 17.1 of the Constitution, the Officers Code of Conduct, the Head of Development Management, Mrs C Thomas declared an interest in respect of planning application 0394/FUL relating to the Halton Castle Inn, Crosshall Brow Westhead as her brother is a member of another Bowling Club in Ormskirk and she would therefore leave the Chamber during consideration of this application.

21 DECLARATIONS OF PARTY WHIP

There were no Declarations of Party Whip.

22 MINUTES

RESOLVED: That the minutes of the meeting held on the 21 June 2018 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 2018 unless otherwise stated) as contained on pages 151 to 271 of the Book of Reports and on pages 273 to 289 of the Late Information Report.

(Notes:

1. In accordance with the procedure for public speaking on planning applications an objector and a representative for the applicant spoke in connection with application no. 2017/0975/OUT relating to the Sisters of Notre Dame Convent, Lancaster Lane, Parbold.
2. Parish Councillor N Campbell from Halsall Parish Council and the applicant spoke in connection with planning application 0375/FUL relating to 14A New Cut Lane, Halsall.
3. In accordance with Regulatory Procedure Rule 7(b), Councillor A Owens spoke in connection with planning application 0275/FUL relating to 50 St. Helens Road, Ormskirk.
4. In accordance with the procedure for public speaking on planning applications on this Committee, 2 objectors spoke in connection with planning application 0275/FUL relating to 50 St. Helens Road, Ormskirk.
5. In accordance with Regulatory Procedure Rule 7(b), Councillor I Davis spoke in connection with planning application 0394/FUL relating to the Halton Castle Inn, Crosshall Brow, Westhead.
6. In accordance with the procedure for public speaking on planning applications on this Committee, 2 objectors and the applicant spoke in connection with planning application 2017/1055/FUL relating to the Former Ainscough Mill, Mill Lane, Burscough.
7. In accordance with Regulatory Procedure Rule 7(b), Councillor E Pope spoke in connection with planning application 0409/FUL relating to Land to the east of Lords Cottage, Hall Lane, Lathom and Pilkington Technology Centre, Hall Lane, Lathom.
8. The Head of Development Management, Mrs C Thomas had declared an interest in respect of planning application 0394/FUL relating to Halton Castle Inn, Crosshall Brow, Westhead and therefore left the Chamber during consideration of this item.
9. Councillor Pope left the meeting at the conclusion of planning application 0409/FUL relating to Land to the east of Lords Cottage, Hall Lane, Lathom and Pilkington Technology Centre, Hall Lane, Lathom and was not present for the remainder of the meeting.
10. Councillor Owens left the meeting at the conclusion of planning application 0275/FUL relating to 50 St. Helens Road, Ormskirk and was not present for the remainder of the meeting.
11. The Leader of the Council, Councillor Moran joined the meeting during

consideration of planning application 2018/0275/FUL relating to 50 St. Helens Road, Ormskirk.

12. Councillor I Davis left the meeting at the conclusion of planning application 0394/FUL relating to the Halton Castle Inn, Crosshall Brow, Westhead and was not present for the remainder of the meeting.
13. The Leader of the Council, Councillor Moran left the meeting at the conclusion of planning application 2017/1055/FUL relating to Former Ainscough Mill, Mill Lane, Burscough and was not present for the remainder of the meeting.
14. At the conclusion of the planning applications, the Director of Development and Regeneration discussed with Members the next meeting of the Planning Committee due to take place on Thursday 6 September and sought Members views on the possibility of starting the meeting at 7pm as the Agenda would contain the Council's new Local Plan and Preferred Options Report it was envisaged that this was going to be a lengthy meeting. Members agreed therefore to commence the meeting at 7pm.

24 2018/0410/WL3 - 62 LEA CRESCENT, ORMSKIRK

RESOLVED: That planning application 0410/WL3 relating to 62 Lea Crescent, Ormskirk be approved subject to the conditions as set out on page 153 of the Report.

25 2018/0411/WL3 - 55A PENNINGTON AVENUE, ORMSKIRK

RESOLVED: That planning application 0411/WL3 relating to 55A Pennington Avenue, Ormskirk be approved subject to the conditions as set out on pages 158 to 159 of the Report.

26 2018/0614/WL3 - 9 RIMMER GREEN, SCARISBRICK

RESOLVED: That planning application 0614/WL3 relating to 9 Rimmer Green, Scarisbrick be approved subject to the conditions as set out on pages 163 to 164 of the Report.

27 2017/0975/OUT - SISTERS OF NOTRE DAME CONVENT, LANCASTER LANE, PARBOLD

RESOLVED: That in respect of planning application 2017/0975/OUT relating to Sisters of Notre Dame Convent, Lancaster Lane, Parbold:-

1. 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 confirmation that the submitted bat survey is satisfactory.
2. That any planning permission granted by the Director of Development and Regeneration pursuant to recommendation 1 above be subject to the conditions as set out on pages 173 to

177 of the Report and any additional conditions in relation to bats and with an additional condition as set out below:-

Condition 21

Prior to commencement of use of the development, the existing hedge adjacent to the Lancaster Lane entrance shall be reduced in height to the same height as the existing boundary wall for a length of 10m in both directions, and shall be maintained as such thereafter.

Reason

To ensure adequate visibility for the drivers of vehicles entering and leaving the site and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

28 2018/0409/FUL - LAND TO THE EAST OF LORDS COTTAGE, HALL LANE, LATHOM AND PILKINGTON TECHNOLOGY CENTRE, HALL LANE, LATHOM

RESOLVED: That planning application 0409/FUL relating to Land to the east of Lords Cottage, Hall Lane, Lathom be approved subject to the conditions as set out on pages 199 to 202 of the Report.

29 2018/0375/FUL - 14A NEW CUT LANE, HALSALL

RESOLVED: That planning application 0375/FUL relating to 14A New Cut Lane, Halsall be approved subject to conditions as set out on pages 207 to 210 of the Report.

30 2018/0275/FUL - 50 ST HELENS ROAD, ORMSKIRK

RESOLVED: That planning application 0275/FUL relating to 50 St. Helens Road, Ormskirk be withdrawn from the Agenda to allow Officers to seek further clarification on this application.

31 2018/0394/FUL - HALTON CASTLE INN, CROSSHALL BROW, WESTHEAD, ORMSKIRK

RESOLVED: That in respect of planning application 0394/FUL relating to Halton Castle Inn, Crosshall Brow, Westhead:-

1. 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
To secure the provision of lighting at Ormskirk Bowling Club

2. That any planning permission granted by the Director of Development and Regeneration pursuant to recommendation 1 above be subject to the conditions as set out on pages 225 to 228 of the Report.

32 2017/1055/FUL - FORMER AINSCOUGH MILL, MILL LANE, BURSCOUGH

RESOLVED: That planning application 2017/1055/FUL Former Ainscough Mill, Mill Lane, Burscough be refused for the reason below:-

The proposed parking area results in loss of public open space and would be detrimental to the character and appearance of the area, contrary to Policies GN3 and EN3 of the West Lancashire Local Plan 2012-2027 DDP and the National Planning Policy Framework.

33 2016/1166/FUL - BRIDGE FARM, DALE LANE, NORTHWOOD, KIRKBY

RESOLVED: That planning application 2016/1166/FUL relating to Bridge Farm, Dale Lane, Northwood, Kirkby be refused for the reasons as set out on page 250 of the Book of Reports but with the amendments to reasons 1 and 4 set out on page 286 of the Late Information Report.

34 2018/0401/OUT - 67 GAW HILL LANE, AUGHTON, ORMSKIRK

RESOLVED: That planning application 0401/OUT relating to 67 Gaw Hill Lane, Aughton be refused – reasons for refusal are yet to be specifically determined.

35 2018/0003/COU - LIME TREE BARN, 59 WINIFRED LANE, AUGHTON

RESOLVED: That planning application 0003/COU relating to Lime Tree Barn, 59 Winifred Lane, Aughton be approved subject to the conditions as set out on pages 270 to 271 of the Book of Reports.

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- CHAIRMAN -