

PLANNING COMMITTEE

HELD: Thursday, 20 February 2020

Start: 7.00pm

Finish: 9.55pm

PRESENT:

Councillor: G Dowling (Chairman)
A Pritchard (Vice Chairman)

Councillors: I Ashcroft
Mrs P Baybutt
A Blundell
C Coughlan
V Cummins
N Delaney
C Dereli
T Devine
D Evans
S Evans
J Finch
D O'Toole
E Pope
J Thompson
Mrs M Westley
Mrs J Witter

In attendance: Councillor Mills (Halsall Ward)
Councillor Marshall (Scarisbrick Ward)

Officers: Ian Gill, Head of Growth and Development Services
Catherine Thomas, Development, Heritage & Environment Manager
Peter Richards, Strategic Planning, Regeneration & Implementation Manager
Peter Morrison, Service Improvement and Special Projects Manager
Mark Loughran, Senior Planning Officer
Judith Williams, Assistant Solicitor
Adam Spicer, Assistant Solicitor
Martin Klabou, Planning Officer
Jill Ryan, Member Services/Civic Officer

97 APOLOGIES

There were no apologies for absence received.

98 MEMBERSHIP OF THE COMMITTEE

There were no changes to the membership of the Committee.

99 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no items of urgent business.

100 DECLARATIONS OF INTEREST

Councillor O'Toole declared a non-pecuniary interest in relation to Agenda Item 9 – Notification of intention to carry out works to trees in a Conservation Area as the trees in questions were on his own property.

101 **DECLARATIONS OF PARTY WHIP**

There were no Declarations of Party Whip.

102 **MINUTES**

RESOLVED: That the minutes of the meeting held on the 9 January 2020 be approved as a correct record and signed by the Chairman.

103 **PLANNING APPLICATIONS**

The Corporate Director of Place and Community submitted a report on planning applications (all prefixed 2019 unless otherwise stated) as contained on pages 657 to 754 of the Book of Reports and on pages 833 to 838 of the Late Information Report.

Notes:-

1. Aughton Parish Clerk spoke in connection with planning application 0896/FUL relating to 69 Town Green Lane, Aughton.
2. The Applicant spoke in connection with planning application 0896/FUL relating to 69 Town Green Lane, Aughton.
3. An Objector and the Agent spoke in connection with planning application 0792/FUL relating to Land to the North-east of Fairstead, Birch Green, Skelmersdale.
4. An Objector and the Agent spoke in connection with Eskbank Day Nursery, 42A Eskbank, Skelmersdale.
5. Halsall Parish Council spoke in connection with planning application 1257/FUL relating to 72 New Cut Lane, Halsall along with 2 Objectors and the Agent.
6. Councillor Mills spoke in connection with planning application 1257/FUL relating to 72 New Cut Lane, Halsall and left the Chamber at the conclusion of this application.
7. Councillor Marshall left the meeting at the conclusion of planning application 1257/FUL relating to 72 New Cut Lane, Halsall and was not present for the remainder of the meeting.

104 **2019/0896/FUL - 69 TOWN GREEN LANE, AUGHTON, ORMSKIRK, LANCASHIRE**

RESOLVED: That planning application 0896/FUL relating to 69 Town Green Lane, Aughton be approved subject to the conditions as set out on pages 663 to 665 of the Book of Reports.

105 2019/0792/FUL - LAND TO THE NORTH-EAST OF FAIRSTEAD, BIRCH GREEN, SKELMERSDALE, LANCASHIRE

RESOLVED That in respect of planning application 0792/FUL relating to Land to the North-East of Fairstead, Birch Green, Skelmersdale:-

- (i) That the decision to grant planning permission be delegated to the Corporate Director of Place and Community 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 require:

The terms and conditions of the affordable housing;

- (ii) That any planning permission granted by the Corporate Director of Place and Community be pursuant to the conditions as set out on pages 673 to 678 of the Book of Reports.

106 2019/1118//FUL - LAND BOUNDED BY LIVERPOOL ROAD SOUTH, ABBEY LANE, BURSCOUGH, LANCASHIRE

RESOLVED: That in respect of planning application 1118/FUL relating to Land bounded by Liverpool Road South, Abbey Lane, Burscough:

- (i) That the decision to grant planning permission be delegated to the Corporate Director of Place and Community subject to a Deed of Variation under the Town and Country Planning Act 1990 being entered into to secure the provision of:

A viable level of affordable housing;

A Management Scheme for the use and long term maintenance of the BHS as on-site Public Open Space;

Any necessary biodiversity mitigation/compensation;

Payment of a commuted sum for sustainable transport measures/improvements in the locality in the form of a linear park. In the event that the linear park is not provided within a period of 7 years, the funding shall be used for enhancement and provision of open space within the vicinity of the site.

- (ii) That any planning permission granted by the Corporate Director of Place and Community be pursuant to the conditions as set out on pages 685 to 689 of the Book of Reports and with the re-wording of Condition 11 as set out on page 834 of the Late Information Report.

107 2019/1119/FUL - LAND BOUNDED BY LIVERPOOL ROAD SOUTH, ABBEY LANE, BURSCOUGH, LANCASHIRE

RESOLVED: That planning application 1119/FUL relating to Land bounded by Liverpool Road South, Abbey Lane, Burscough be approved subject to the conditions as set out on pages 695 to 697 of the Book of Reports.

108 2019/0712/FUL - ESKBANK DAY NURSERY, 42A ESKBANK, TANHOUSE, SKELMERSDALE, LANCASHIRE

RESOLVED: That in respect of planning application 0712/FUL relating to Eskbank Nursery, 42A Eskbank, Tanhouse, Skelmersdale:

- (i) That the decision to grant planning permission be delegated to the Corporate Director of Place and Community 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 require:

The terms and conditions of affordable housing

- (ii) That any planning permission granted by the Corporate Director of Place and Community be pursuant to the conditions as set out on pages 703 to 706 of the Book of Reports.

109 2019/1257/FUL - 72 NEW CUT LANE, HALSALL

RESOLVED: That planning application 1257/FUL relating to 72 New Cut Lane, Halsall be approved subject to the conditions as set out on pages 716 to 719 of the Book of Reports.

110 2019/1123/FUL - 3 HATTERSLEY WAY, THE HATTERSLEY CENTRE, ORMSKIRK, LANCASHIRE

RESOLVED: That planning application 1123/FUL relating to 3 Hattersley Way, The Hattersley Centre, Ormskirk be approved subject to the conditions as set out on pages 728 to 730 of the Book of Reports.

111 2019/1071/WL3 - LAND AT WESTERN END OF TINTAGEL, SKELMERSDALE, LANCASHIRE

RESOLVED: That planning application 1071/WL3 relating to Land at Western End of Tintagel, Skelmersdale be approved subject to the conditions as set out on page 735 of the Book of Reports.

112 2018/1190/FUL - THE BAY LEAF, LIVERPOOL ROAD, TARLETON, LANCASHIRE

RESOLVED: That planning application 2018/1190/FUL relating to the Bay Leaf, Liverpool Road, Tarleton be approved subject to the conditions as set out on pages 749 to 754 of the Book of Reports.

113 DRAFT STATEMENT OF COMMUNITY INVOLVEMENT 2020

Consideration was given to the report of the Corporate Director of Place and Community as set out on pages 755 to 758 of the Book of Reports on the draft new Statement of Community Involvement, the purpose of which was to seek approval to consult on a draft new Statement of Community Involvement.

Members of the Committee were asked for any agreed comments to be referred back to the Corporate Director of Place and Community.

RESOLVED: That the contents of the report be noted and that no agreed comments be referred to the Corporate Director of Place and Community.

114 NOTIFICATION OF INTENTION TO CARRY OUT WORKS TO TREES IN A CONSERVATION AREA.

Consideration was given to the report of the Corporate Director of Place and Community as set out on pages 819 to 821 of the Book of Reports. The report set out to advise members of a notification of intention to carry out works to trees in a Conservation Area made, by, a Councillor of West Lancashire Borough Council and to consider if the trees concerned should be protected by a Tree Preservation Order (TPO).

- RESOLVED: (A) That the Council does not object to the proposed works.
- (B) That the trees are not made subject to a TPO.
- (C) That replacement planting is not sought from the applicant.

(Note: Councillor O'Toole had declared a non-pecuniary interest in respect of Agenda Item 9 – Notification of intention to carry out works to trees in a Conservation Area and therefore left the Chamber during consideration of this item).

- CHAIRMAN -