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Tuesday, 2 March 2021

PLANNING MEMBERS UPDATE

COUNCIL YEAR 2020/21

MARCH 2021 - ISSUE 10

The content of this **PLANNING MEMBERS UPDATES** 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 585207 by **FRIDAY, 5 MARCH 2021**.

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

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We can provide this document, upon request, on audiotape, in large print, in Braille and in other languages.

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ARTICLE NO: 1A

PLANNING COMMITTEE

MEMBERS UPDATE 2020/21

Issue: 10

Article of: Corporate Director of Place & Community

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

SUBJECT: Applications Determined Under The Delegated System – 23/01/2021 to 26/02/2021

WARD:- Ashurst

Application: 2019/1276/S106 Decision: Withdrawn

Proposal: Application to modify a planning obligation under Section 106 of the Town and Country Planning Act 1990 dated 27th August 2014 in respect of affordable housing (Schedule 4).

Location: Land To The North Of, Whalleys Road, Skelmersdale, Lancashire,

Applicant: Kier Living

WARD:- Ashurst

Application: 2020/1111/FUL Decision: Planning Permission Granted

Proposal: 2-Storey Side Extension and Associated Alterations

Location: 77 Kestrel Park, Ashurst, Skelmersdale, Lancashire, WN8 6TA

Applicant: H Thomas

WARD:- Ashurst

Application: 2020/1157/FUL Decision: Planning Permission Granted

Proposal: Erection of a detached dwelling and garage.

Location: Land Adjacent To 251, Elmers Green Lane, Skelmersdale, Lancashire, WN8 7SH

Applicant: Mr Peter Gummerson

WARD:- Aughton And Downholland

Application: 2020/0593/FUL Decision: Planning Permission Granted

Proposal: Variation of condition no 3 imposed on planning permission 2019/0137/FUL in order to make minor amendments to the ground floor plan and the front elevation, and erection of front boundary fence and gates.

Location: 27 Granville Park, Aughton, Ormskirk, Lancashire, L39 5DS

Applicant: Mr & Mrs Carlyle

WARD:- Aughton And Downholland

Application: 2020/0700/FUL Decision: Planning Permission Granted

Proposal: Conversion of barn to form 1 no. 4 bedroom dwelling.

Location: 183 School Lane, Downholland, Ormskirk, Lancashire, L39 7JF

Applicant: Mr James Shalliker

WARD:- Aughton And Downholland

Application: 2020/0753/FUL Decision: Planning Permission Granted

Proposal: Change of use of existing portal framed building to commercial horse livery stabling.

Location: Altcar Hall Farm, 2 Lord Sefton Way, Great Altcar, Liverpool, Lancashire, L37 5AG

Applicant: Mr Grayson

WARD:- Aughton And Downholland

Application: 2020/0844/FUL Decision: Planning Permission Granted

Proposal: Installation of railway substation and associated equipment, with associated site fencing and access road.

Location: Land To The East Of Railway Line, Mickering Lane, Aughton, Lancashire,

Applicant: Network Rail Infrastructure Ltd

WARD:- Aughton And Downholland

Application: 2020/1016/FUL Decision: Planning Permission Granted

Proposal: Proposed demolition of existing garage and conservatory, erection of single storey rear extension and changes to the elevations.

Location: 43 Springfield Road, Aughton, Ormskirk, Lancashire, L39 6ST

Applicant: Frank Deary

WARD:- Aughton And Downholland

Application: 2020/1080/FUL Decision: Planning Permission Granted

Proposal: First floor extension to side.

Location: 44 Granville Park, Aughton, Ormskirk, Lancashire, L39 5DU

Applicant: Mr Rushton

WARD:- Aughton And Downholland

Application: 2020/1095/FUL Decision: Planning Permission Granted

Proposal: First floor extension to the side and rear (including rear balcony), single storey extension to the front, side and rear of semi-detached property.

Location: 43 Noel Gate, Aughton, Ormskirk, Lancashire, L39 5EE

Applicant: Mr Monty Lieb-Corkish

WARD:- Aughton And Downholland

Application: 2020/1116/FUL Decision: Planning Permission Granted

Proposal: Demolition of existing conservatory and erection of rear single storey new build extension.

Location: Shearwater, Smithy Lane, Barton, Ormskirk, Lancashire, L39 7JS

Applicant: Ledgerton

WARD:- Aughton And Downholland

Application: 2020/1169/PNA Decision:

Proposal: Application for determination as to whether prior approval of details is required - enlargement of dwellinghouse by the construction of an additional storey by extension to the front elevation of the property above existing ground floor accommodation, including partial conversion of existing roof space. First floor extension to create new front gable with dual pitch roof to match height and profile of existing roof structure. Construction of rear roof dormer at first floor level directly above ground floor accommodation. Dormer structure to have dual pitch roof to match height and profile of existing roof structure. Maximum height of proposed additional storey 6.5m

Location: 88 Noel Gate, Aughton, Ormskirk, Lancashire, L39 5EQ

Applicant: Mr Stephen Swainbank

WARD:- Aughton And Downholland

Application: 2020/1182/FUL Decision: Planning Permission REFUSED

Proposal: Erection of a boundary wall/fence and gates at front and boundary wall/fence at side.

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

Applicant: Mr & Mrs Liam Guinan

WARD:- Aughton And Downholland

Application: 2020/1184/FUL Decision: Withdrawn

Proposal: Single storey rear extension; extension to existing garage including provision of first floor; extensions to front elevation and alterations to external walls including replacement windows, a new porch and rendered finish.

Location: 11 Old Rectory Green, Aughton, Ormskirk, Lancashire, L39 6TE

Applicant: Chris Waine

WARD:- Aughton And Downholland

Application: 2021/0143/PNP Decision: Prior Notif-Agriculture- Details REFUSED

Proposal: Application for determination as to whether prior approval of details is required - Erection of an agricultural building for to be used for the storage of agricultural machinery and equipment.

Location: Molyneux Brothers, Greens Lane, Downholland, Lydiate, Liverpool, Lancashire, L31 4HZ

Applicant: Mr Molyneux

WARD:- Aughton Park

Application: 2020/0695/FUL Decision: Planning Permission REFUSED

Proposal: Proposed single story extension to rear of house. Side dormer to be made full height in line with roof of existing dwelling, come out 1.911m at the front to match the other side. Loft conversion, render the dwelling and a 1m front wall with 4 x 1.9m pillars.

Location: 64 Swanpool Lane, Aughton, Ormskirk, Lancashire, L39 5AZ

Applicant: Mr Giles Singleton

WARD:- Aughton Park

Application: 2020/1243/FUL Decision: Planning Permission Granted

Proposal: Two storey side and rear extension, two storey front extension and single storey garage extension.

Location: 65 Swanpool Lane, Aughton, Ormskirk, Lancashire, L39 5AY

Applicant: Mr Andrew Dolman

WARD:- Aughton Park

Application: 2021/0048/FUL Decision: Withdrawn

Proposal: Dropped kerb to front of property.

Location: 2 Gaw Hill Lane, Aughton, Ormskirk, Lancashire, L39 3LR

Applicant: Mrs Tracy Sucksmith

WARD:- Bickerstaffe

Application: 2020/0983/FUL Decision: Planning Permission REFUSED

Proposal: To erect first floor extension above garage.

Location: Westhead House, 155 Wigan Road, Lathom, Ormskirk, Lancashire, L40 6JN

Applicant: Mrs Dehy

WARD:- Bickerstaffe

Application: 2020/1036/FUL Decision: Planning Permission Granted

Proposal: Retrospective planning application to regularise the changes to the development approved under planning permission 2017/0918/FUL for the construction of a new access track and harstanding and the erection of an agricultural building.

Location: Land To The Rear Of 187 To 191, Wigan Road, Lathom, Lancashire,

Applicant: Mr K Wright

WARD:- Bickerstaffe

Application: 2020/1117/LDC Decision: Cert of Lawfulness (EXISTING) REFUSED

Proposal: Certificate of Lawfulness - Use of glasshouse as garden centre and plant nursery comprising the retail sale of plants and other garden items (shown pink on the site location plan) and polytunnels (shown yellow), including a cafe (shown hatched in the section of polytunnels coloured yellow) and external plant beds (shown green), and associated customer car parking.

Location: Stanley Gate Nursery, Ormskirk Road, Bickerstaffe, Ormskirk, Lancashire, L39 0HD

Applicant: Mr J Groves

WARD:- Bickerstaffe

Application: 2020/1151/FUL Decision: Planning Permission Granted
Proposal: Proposed single storey extensions to rear and conversion of garage to habitable room; demolition of existing conservatory.
Location: 34 Barrow Nook Lane, Bickerstaffe, Ormskirk, Lancashire, L39 0ET
Applicant: Mr & Mrs S Hallam

WARD:- Bickerstaffe

Application: 2020/1152/FUL Decision: Planning Permission Granted
Proposal: Double storey front extension replacing existing porch.
Location: 131 Blaguegate Lane, Lathom, Skelmersdale, Lancashire, WN8 8TX
Applicant: Ms Skelton

WARD:- Bickerstaffe

Application: 2020/1271/FUL Decision: Planning Permission Granted
Proposal: Addition of a single storey porch to the primary front elevation
Location: 2 Wash Farm Cottages, Rainford Road, Bickerstaffe, Ormskirk, Lancashire, L39 0HF
Applicant: Mr Padfield

WARD:- Bickerstaffe

Application: 2021/0135/LDP Decision: Cert of Lawful (PROPOSED) Not Permitted
Proposal: Certificate of Lawfulness - Proposed conversion of integral garage to home office and bedroom and increase in parking forecourt width
Location: 7 Merdale Way, Lathom, Skelmersdale, Lancashire, WN8 8AS
Applicant: Mr J Ewing

WARD:- Burscough East

Application: 2020/1094/FUL Decision: Planning Permission Granted
Proposal: Two storey side extension and reconstruction of conservatory in traditional materials.
Location: 36 Rees Park, Burscough, Ormskirk, Lancashire, L40 5SX
Applicant: Ms Adele Melling

WARD:- Burscough East

Application: 2020/1178/FUL Decision: Planning Permission REFUSED
Proposal: New Agricultural access to highway with dropped kerb.
Location: Baldwins Farm, Moss Lane, Burscough, Ormskirk, Lancashire, L40 4AZ
Applicant: Mr David Lowe

WARD:- Burscough East

Application: 2020/1186/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted
Proposal: Certificate of Lawfulness - Proposed laying of a concrete surface extending to 526 Sqm in part of the farm yard in established compacted yard areas.
Location: Baldwins Farm, Moss Lane, Burscough, Ormskirk, Lancashire, L40 4AZ
Applicant: Mr David Lowe

WARD:- Burscough East

Application: 2020/1187/FUL Decision: Planning Permission Granted
Proposal: Single storey rear extension.
Location: 27 Junction Lane, Burscough, Ormskirk, Lancashire, L40 5SN
Applicant: Mr Graham

WARD:- Burscough West

Application: 2020/0862/FUL Decision: Planning Permission Granted
Proposal: Proposed single storey side garage , new pitched roof to replace flat/pyramid roof
Location: 190 Liverpool Road South, Burscough, Ormskirk, Lancashire, L40 7RF
Applicant: Ms Camylyn Lewis

WARD:- Burscough West

Application: 2020/0952/FUL Decision: Planning Permission Granted
Proposal: Side extensions to warehouse
Location: 8 Langley Place, Burscough Industrial Estate, Burscough, Ormskirk, Lancashire, L40 8JS
Applicant: Mr Gary Howard

WARD:- Burscough West

Application: 2020/1167/FUL Decision: Planning Permission Granted
Proposal: Proposed bio mass boiler installation to existing industrial unit.
Location: Lubing, Plantation Road, Burscough Industrial Estate, Burscough, Ormskirk, Lancashire, L40 8JT
Applicant: Lubing Ltd UK

WARD:- Burscough West

Application: 2020/1175/FUL Decision: Planning Permission Granted
Proposal: Two storey side extension.
Location: 117 Trevor Road, Burscough, Ormskirk, Lancashire, L40 7RX
Applicant: Samantha Rippon

WARD:- Derby

Application: 2020/1087/FUL Decision: Withdrawn
Proposal: Conversion of ground floor hairdressing salon, previously classified as A1, with parking for 1 vehicle at the rear into a 2 bedroomed, self-contained flat.
Location: Ritzys Hair Design, 58A Moor Street, Ormskirk, Lancashire, L39 2AW
Applicant: Mrs Margaret Anna Cawley

WARD:- Derby

Application: 2020/1090/FUL Decision: Planning Permission Granted
Proposal: Proposed two storey side extension.
Location: 1 Thompson Avenue, Ormskirk, Lancashire, L39 2BG
Applicant: J Rooney

WARD:- Derby

Application: 2020/1102/FUL Decision: Planning Permission Granted
Proposal: Change of use from C3 (dwellinghouse) to C2 (residential institution).
Location: White Meadow, Vicarage Lane, Westhead, Ormskirk, Lancashire, L40 6HG
Applicant: My 3 Ltd

WARD:- Derby

Application: 2020/1119/FUL Decision: Planning Permission Granted
Proposal: Single storey rear extension.
Location: 7 West View, Ormskirk, Lancashire, L39 2DJ
Applicant: Mr Mark Hollewell

WARD:- Derby

Application: 2020/1147/FUL Decision: Planning Permission Granted
Proposal: Extension of existing outbuilding and alterations to the roof. Extension to existing garage to form home gym and alterations to garage roof.
Location: 25 Greetby Hill, Ormskirk, Lancashire, L39 2DP
Applicant: Mrs Sharon Smith

WARD:- Derby

Application: 2020/1159/FUL Decision: Planning Permission Granted
Proposal: Single storey extension to front and side (porch) with internal alterations.
Extension to existing detached garage.
Location: Genneka, 83 Ruff Lane, Ormskirk, Lancashire, L40 6HA
Applicant: Mr Gareth Roberts

WARD:- Derby

Application: 2020/1197/FUL Decision: Planning Permission Granted
Proposal: Two storey side extension
Location: 3 Charlesbye Close, Ormskirk, Lancashire, L39 2XZ
Applicant: Mr + Mrs McKenzie

WARD:- Derby

Application: 2021/0016/LDP Decision: Cert of Lawful (PROPOSED) Not Permitted
Proposal: Certificate of Lawfulness - Proposed garage conversion.
Location: 28 Stone Mason Crescent, Ormskirk, Lancashire, L39 2BF
Applicant: Mr Kevin Wan

WARD:- Halsall

Application: 2020/0990/FUL Decision: Planning Permission REFUSED
Proposal: Two storey rear extension to existing dwellinghouse.
Location: 118 Renacres Lane, Halsall, Ormskirk, Lancashire, L39 8SF
Applicant: Dean Currall

WARD:- Halsall

Application: 2020/1019/FUL Decision: Planning Permission Granted
Proposal: Small rear kitchen extension and detached prefabricated garage/shed to rear,
incorporating new vehicular access.
Location: 78 Moss Road, Halsall, Southport, Lancashire, PR8 4JQ
Applicant: Mr Robert Murphy

WARD:- Halsall

Application: 2020/1048/FUL Decision: Planning Permission Granted
Proposal: Proposed single storey rear kitchen extension
Location: Tyrol House, Morris Lane, Halsall, Ormskirk, Lancashire, L39 8SX
Applicant: Mr B Roberts

WARD:- Halsall

Application: 2020/1163/FUL Decision: Planning Permission REFUSED

Proposal: Proposed mono pitched extension to rear of dwelling and open fronted porch to gable end.

Location: 110 Renacres Lane, Halsall, Ormskirk, Lancashire, L39 8SF

Applicant: Mr James Birchall

WARD:- Hesketh-with-Becconsall

Application: 2020/1032/FUL Decision: Planning Permission Granted

Proposal: Full planning application for the conversion of an existing barn to form a residential dwelling at New Manor Farm

Location: New Manor Farm, Shore Road, Hesketh Bank, Preston, Lancashire, PR4 6XQ

Applicant: Ms Pauline Cropper

WARD:- Hesketh-with-Becconsall

Application: 2020/1096/FUL Decision: Planning Permission Granted

Proposal: Equestrian building for storage and stabling (retrospective), the erection of a horse walker, the extension of the existing horse arena (manage) and associated works (i.e. hardstanding around the horse walker).

Location: Newarth Stables, Newarth Lane, Hesketh Bank, Lancashire, PR4 6PT

Applicant: Ms Joanne Sutton

WARD:- Hesketh-with-Becconsall

Application: 2020/1148/FUL Decision: Planning Permission Granted

Proposal: Proposed demolition of existing conservatory to be replaced with new single storey rear extension. Extension to existing garage and roof alteration to pitched roof.

Location: 44 Becconsall Lane, Hesketh Bank, Preston, Lancashire, PR4 6RR

Applicant: Mr Kevin Day

WARD:- Hesketh-with-Becconsall

Application: 2020/1174/FUL Decision: Planning Permission Granted

Proposal: Single storey rear extension to form lounge/dining/kitchen. Front canopy

Location: 6 Belsfield Drive, Hesketh Bank, Preston, Lancashire, PR4 6YB

Applicant: Mr & Mrs D & M Worrall

WARD:- Hesketh-with-Becconsall

Application: 2020/1183/FUL Decision: Planning Permission Granted
Proposal: Proposed single storey wrap around extension.
Location: 10 Becconsall Gardens, Hesketh Bank, Preston, Lancashire, PR4 6EN
Applicant: Mr David Halton

WARD:- Hesketh-with-Becconsall

Application: 2020/1200/FUL Decision: Planning Permission Granted
Proposal: Single storey side/rear extension after demolition of detached garage
Location: 8 Norwood Avenue, Hesketh Bank, Preston, Lancashire, PR4 6PH
Applicant: Ms Abby Lloyd

WARD:- Hesketh-with-Becconsall

Application: 2020/1252/PNP Decision: Prior Notif-Agriculture- Details REFUSED
Proposal: Application for Determination as to Whether Prior Approval is Required for Details - Erection of steel portal framed building for the storage of produce and machinery.
Location: Fylde View Farm, Shore Road, Hesketh Bank, Preston, Lancashire, PR4 6XP
Applicant: Mr J Pope

WARD:- Hesketh-with-Becconsall

Application: 2020/1270/PNP Decision: Prior Notif-Agriculture- Details REFUSED
Proposal: Application of Determination as to Whether Prior Approval is Required for Details - Erection of secure agricultural store.
Location: Boundary Farm, Boundary Lane, Hundred End, Hesketh Bank, Preston, Lancashire, PR4 6XE
Applicant: Mr Alan Carter

WARD:- Knowsley

Application: 2020/0956/FUL Decision: Planning Permission Granted
Proposal: Detached self contained outbuilding
Location: 44B Claremont Drive, Ormskirk, Lancashire, L39 4SP
Applicant: Mark Shallcross

WARD:- Knowsley

Application: 2020/1170/FUL Decision: Planning Permission Granted
Proposal: Change of use to flat above shops to 4 bedroom student HMO
Location: 7A Aughton Street, Ormskirk, Lancashire, L39 3BH
Applicant: S.A.M Homes Ltd

WARD:- Moorside

Application: 2020/1181/FUL Decision: Planning Permission Granted
Proposal: Conversion of the unoccupied flat on the first floor to four separate units to let out for small businesses to use as offices or storage. Insertion of new door to rear elevation with new external staircase.
Location: Hare And Hounds, 242 Ormskirk Road, Skelmersdale, Lancashire, WN8 9AA
Applicant: Mr Robert Lesbirel

WARD:- Newburgh

Application: 2020/1228/FUL Decision: Planning Permission REFUSED
Proposal: Proposed single storey extension to existing dwelling.
Location: The Hayloft, Ring O Bells Lane, Lathom, Lancashire, L40 5TE
Applicant: Mr & Mrs Gerrard

WARD:- Newburgh

Application: 2021/0031/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted
Proposal: Certificate of Lawfulness proposed single storey rear extension
Location: Ayscough Farm House, Blythe Lane, Lathom, Ormskirk, Lancashire, L40 5UA
Applicant: Mr & Mrs Ross

WARD:- North Meols

Application: 2020/0795/FUL Decision: Withdrawn
Proposal: Single storey side extension and attic conversion to existing dwelling.
Location: 386 Gravel Lane, Banks, Southport, Lancashire, PR9 8DB
Applicant: Mr Ashcroft

WARD:- North Meols

Application: 2020/0980/LDC Decision: Cert of Lawfulness (EXISTING) Granted
Proposal: Certificate of Lawfulness -Use of the existing buildings coloured blue for commercial equestrian and the use of an existing building coloured green for the fabrication of incinerators (industrial) shown on the application site plan.
Location: Moss Side Farm, New Lane, Crossens, Southport, Lancashire, PR9 8LN
Applicant: Mr Graham Walker

WARD:- North Meols

Application: 2020/1035/FUL Decision: Planning Permission Granted
Proposal: Replacement two storey detached house.
Location: Otterbrook, Moss Lane, Banks, Southport, Lancashire, PR9 8AF
Applicant: Mrs Susan Doyle

WARD:- North Meols

Application: 2020/1071/FUL Decision: Planning Permission Granted
Proposal: Proposed side extension to form new kitchen and rear lounge space
Location: 18 Glebe Lane, Banks, Southport, Lancashire, PR9 8EU
Applicant: Mr Karl Evason

WARD:- North Meols

Application: 2020/1097/FUL Decision: Planning Permission Granted
Proposal: Single storey rear extension to form kitchen/dining/living space
Location: 79 New Lane Pace, Banks, Southport, Lancashire, PR9 8EZ
Applicant: Mr J Smith

WARD:- North Meols

Application: 2020/1168/FUL Decision: Planning Permission REFUSED
Proposal: Change of use of residential detached garage to be used for holiday / sleeping accommodation.
Location: 38A Long Lane, Banks, Southport, Lancashire, PR9 8EX
Applicant: Elaine Spafford

WARD:- North Meols

Application: 2020/1262/PNP Decision:

Proposal: Application for Determination as to Whether Prior Approval is Required for Details - Erection of agricultural storage building.

Location: Tinsleys Farm, Marsh Road, Banks, Southport, Lancashire, PR9 8DX

Applicant: R. Ball And Sons Ltd

WARD:- Parbold

Application: 2020/0463/FUL Decision: Planning Permission Granted

Proposal: To extend (to the south) and convert for the former RBS (Scarisbrick House) to form a restaurant/bar (use to be determined by future tenant). To convert the first floor of the existing building to form a single two bedroom residential unit. To extend the existing building to the north (single storey) to form two commercial units with a partial basement on a lower ground floor level.

Location: Scarisbrick House, 4 The Common, Parbold, Wigan, Lancashire, WN8 7DB

Applicant: Link Contracting Services

WARD:- Parbold

Application: 2020/1033/FUL Decision: Planning Permission Granted

Proposal: Single storey extension at the rear

Location: 1 Maltkiln Lane, Bispham, Ormskirk, Lancashire, L40 3SG

Applicant: Alison Shenton

WARD:- Parbold

Application: 2020/1210/FUL Decision: Planning Permission Granted

Proposal: Driveway relocation

Location: Hope Cottage, Back Lane, Bispham, Ormskirk, Lancashire, L40 3SZ

Applicant: Frances Ellis

WARD:- Parbold

Application: 2020/1239/FUL Decision: Planning Permission Granted

Proposal: Single storey rear extension and external alterations including pitched roofs to dormers.

Location: 39 Lindley Drive, Parbold, Wigan, Lancashire, WN8 7ED

Applicant: Mrs Liz Foster

WARD:- Parbold

Application: 2020/1255/FUL Decision: Planning Permission Granted

Proposal: Single storey rear extension.

Location: 58 Alder Lane, Parbold, Wigan, Lancashire, WN8 7JH

Applicant: Ms. K. Baker

WARD:- Parbold

Application: 2020/1256/FUL Decision: Planning Permission Granted

Proposal: Loft conversion with rear dormer and extension to driveway incorporating repositioning of lamp post

Location: 20 The Common, Parbold, Wigan, Lancashire, WN8 7DA

Applicant: Mr & Mrs Hickey

WARD:- Rufford

Application: 2020/1135/FUL Decision: Planning Permission Granted

Proposal: Part two storey part single storey extension to side/rear.

Location: 1 Moss View Cottages, Holmeswood Road, Rufford, Ormskirk, Lancashire, L40 1TY

Applicant: Mr Chris Iddon

WARD:- Rufford

Application: 2021/0026/PNP Decision: Prior Notif-Agriculture-Details Approved

Proposal: Application for Determination as to Whether Prior Approval is Required for Details -Erection of steel portal framed building for the storage of agricultural machinery and equipment.

Location: Agricultural Building North Of Helm House Farm, Mere Lane, Rufford, Lancashire,

Applicant: J & J Golding

WARD:- Rufford

Application: 2021/0084/FUL Decision: Withdrawn

Proposal: Use of property as residential home (Class C2).

Location: 8 Springwood Drive, Rufford, Ormskirk, Lancashire, L40 1XB

Applicant: Mr Wayne Griffiths

WARD:- Scarisbrick

Application: 2020/1131/FUL Decision: Planning Permission Granted

Proposal: Ancillary accommodation for the family of Mr & Mrs Bennett to be built in the grounds of 'The Barn' at 248 Southport Road, Scarisbrick.

Location: 248 Southport Road, Scarisbrick, Southport, Lancashire, PR8 5LF

Applicant: Mr Michael Bennett

WARD:- Scarisbrick

Application: 2020/1248/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

Proposal: Certificate of Lawfulness - Proposed construction of timber garage on concrete base. Drain pipes connected to water butts.

Location: East Bank Farm, Drummersdale Lane, Scarisbrick, Ormskirk, Lancashire, L40 9RA

Applicant: Mr Leslie Rippon

WARD:- Scott

Application: 2020/0849/FUL Decision: Planning Permission Granted

Proposal: Proposed erection of a 3rd lighting pylon with the same lighting configuration as the existing lighting poles.

Location: Ormskirk Rugby Union Football Club, Green Lane, Ormskirk, Lancashire, L39 1ND

Applicant: Mr Brian Stevenson

WARD:- Scott

Application: 2020/1146/FUL Decision: Planning Permission Granted

Proposal: Rear single storey extension to provide wet room accommodation for disabled occupant.

Location: 149 Burscough Street, Ormskirk, Lancashire, L39 2EP

Applicant: Mrs Elizabeth Holt

WARD:- Scott

Application: 2020/1191/FUL Decision: Planning Permission Granted

Proposal: Rear and single storey side extension, with addition of a car port to the side

Location: 17 Courtfield, Ormskirk, Lancashire, L39 1LA

Applicant: Mr Tillett

WARD:- Scott

Application: 2020/1196/FUL Decision: Planning Permission Granted
Proposal: Single storey side and rear extension.
Location: 3 Fairfield Close, Ormskirk, Lancashire, L39 1RN
Applicant: Mr Beckett

WARD:- Skelmersdale North

Application: 2020/0955/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted
Proposal: Certificate of Lawfulness - Proposed use of building for the carrying out of MOT tests in addition to current repair work.
Location: Darran Prescott Autos, Unit 3, 33A Greenhey Place, Skelmersdale, Lancashire, WN8 9SA
Applicant: Mr Darran Prescott

WARD:- Skelmersdale North

Application: 2020/1089/PNR Decision: PDR Prior Approval NOT Required
Proposal: Application for determination as to whether prior approval of details is required - Installation of 1494 solar panels to existing factory rooftops.
Location: Sanko Gosei, 15 - 17 Seddon Place, Stanley Industrial Estate, Skelmersdale, Lancashire, WN8 8EB
Applicant: Caistor Yarborough Academy

WARD:- Skelmersdale South

Application: 2020/1008/FUL Decision: Planning Permission Granted
Proposal: Change of use of part of woodland to glamping site to include 3 glamping pods and 3 bell tents.
Location: Mole Hall, 8 Holland Moss, Skelmersdale, Lancashire, WN8 9PZ
Applicant: Mr D Green

WARD:- Tanhouse

Application: 2020/1051/FUL Decision: Planning Permission Granted
Proposal: Construction of a pair of semi detached houses.
Location: Land Between 19 And 25, De-Haviland Way, Tanhouse, Skelmersdale, Lancashire, WN8 6DG
Applicant: ALB Properties Ltd

WARD:- Tanhouse

Application: 2020/1156/FUL Decision: Planning Permission Granted

Proposal: The retention of a Portakabin Ultima building used as a classroom for children with special needs. Planning permission required for the 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:- Tanhouse

Application: 2020/1223/FUL Decision: Planning Permission Granted

Proposal: Erection of nom 1000mm metal stock fence and gate.

Location: Feltons Farm, 30 Elmers Green, Skelmersdale, Lancashire, WN8 6SB

Applicant: Mr David Connell

WARD:- Tanhouse

Application: 2020/1224/LBC Decision: Listed Building Consent Granted

Proposal: Listed Building Consent - Replacement windows and doors to out-house. Replacement windows to house. Internal alterations to house.

Location: Feltons Farm, 30 Elmers Green, Skelmersdale, Lancashire, WN8 6SB

Applicant: Mr David Connell

WARD:- Tarleton

Application: 2020/0833/FUL Decision: Planning Permission Granted

Proposal: Part two/part single storey side/rear extension to form ground floor dining room/kitchen extension and first floor bedroom.

Location: 8 Plox Brow, Tarleton, Preston, Lancashire, PR4 6HB

Applicant: Mr Joe Howard

WARD:- Tarleton

Application: 2020/0911/LDC Decision: Withdrawn

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

Location: Nook Farm, Gorse Lane, Tarleton, Preston, Lancashire, PR4 6LH

Applicant: Mr & Mrs Howard

WARD:- Tarleton

Application: 2020/1018/FUL Decision: Planning Permission Granted

Proposal: Extension to existing processing/packhouse facility at Len Wright Salads to provide 3 no loading bays.

Location: Len Wrights Salads Ltd, Hazeldene, Taylors Meanygate, Tarleton, Preston, Lancashire, PR4 6XB

Applicant: Len Wright Salads

WARD:- Tarleton

Application: 2020/1086/FUL Decision: Planning Permission Granted

Proposal: Single Storey Extension side / Rear and Front

Location: 8 Sandringham Close, Tarleton, Preston, Lancashire, PR4 6UZ

Applicant: Mr Barry Joughin

WARD:- Tarleton

Application: 2020/1127/FUL Decision: Planning Permission Granted

Proposal: Proposed single storey rear and side extension to include new replacement roof to kitchen and utility rooms.

Location: 34 Coe Lane, Tarleton, Preston, Lancashire, PR4 6HH

Applicant: Mr Mike Harris

WARD:- Tarleton

Application: 2020/1138/FUL Decision: Planning Permission Granted

Proposal: Proposed conversion of roofspace to master bedroom. Conversion of existing garage to bedroom and single storey side and rear extension.

Location: 36 Mere Brow Lane, Tarleton, Preston, Lancashire, PR4 6JP

Applicant: Mr & Mrs D Travis

WARD:- Tarleton

Application: 2020/1161/LDP Decision: Cert of Lawful (PROPOSED) Not Permitted

Proposal: Certificate of Lawfulness - Proposed detached workshop.

Location: Arleen, Gorse Lane, Tarleton, Preston, Lancashire, PR4 6LH

Applicant: Mr Preben Eriksen

WARD:- Tarleton

Application: 2020/1206/FUL Decision: Planning Permission Granted
Proposal: Erection of 6 no. dwellings.
Location: 291 Hesketh Lane, Tarleton, Preston, Lancashire, PR4 6RJ
Applicant: Bella Homes

WARD:- Tarleton

Application: 2020/1238/FUL Decision: Planning Permission Granted
Proposal: Demolition of non-original terrace and lean-to roof above basement access at rear. Erection of single storey orangery to rear with new patio area.
Replacement of existing windows, along with 4 new conservation roof lights to the roofspace.
Location: 236 Hesketh Lane, Tarleton, Preston, Lancashire, PR4 6RH
Applicant: Mrs Stephanie Turner

WARD:- Up Holland

Application: 2020/0985/FUL Decision: Planning Permission Granted
Proposal: The partial demolition of the existing rear extensions and the construction of a rear and side single storey extension.
Location: 1 Crawford Road, Crawford Village, Up Holland, Skelmersdale, Lancashire, WN8 9QP
Applicant: Mrs Amanda Jane Forshaw

WARD:- Up Holland

Application: 2020/1004/FUL Decision: Planning Permission REFUSED
Proposal: Extension of existing Doctor's Surgery to include new waiting area and office space.
Location: Matthew Ryder Clinic, 20 Dingle Road, Up Holland, Skelmersdale, Lancashire, WN8 0EN
Applicant: Matthew Ryder Clinic

WARD:- Up Holland

Application: 2020/1030/FUL Decision: Planning Permission Granted
Proposal: Conversion of existing garage
Location: 22 Miners View, Up Holland, Skelmersdale, Lancashire, WN8 0AZ
Applicant: Mr and Mrs Adam and Anne-Marie Swift

WARD:- Up Holland

Application: 2020/1130/FUL Decision: Planning Permission Granted

Proposal: Change of use from stable barn and store to doggy day care.

Location: Wellcross Farm, 123 Tower Hill Road, Up Holland, Skelmersdale, Lancashire, WN8 0DT

Applicant: Mr Daryl Arrowsmith

WARD:- Up Holland

Application: 2020/1233/FUL Decision: Planning Permission Granted

Proposal: Proposed installation of 4No. 4.1m wide x 15m tall silo units to the southwest of the existing dairy site. The silo units to be sat on an 8.5m wide x 13m long concrete plinth base. A small canopy area between the silo units will provide weather protection to the plant and control units. The silo units will be similar in finish to the existing silo units installed on the site and the canopy cladding will coloured in keeping with the existing cladding to the dairy buildings.

Location: 1 Pit Hey Place, West Pimbo, Up Holland, Skelmersdale, Lancashire, WN8 9PS

Applicant: Yew Tree Dairy

WARD:- Up Holland

Application: 2021/0072/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

Proposal: Certificate of Lawfulness - Proposed single storey rear extension off rear of existing house.

Location: 22 Devon Avenue, Up Holland, Skelmersdale, Lancashire, WN8 0DQ

Applicant: Mr M Gallagher

WARD:- Wrightington

Application: 2020/1050/FUL Decision: Planning Permission Granted

Proposal: Removal of existing stepped approach to front entrance, construction of new disabled access ramp and associated handrail guarding for disabled occupant

Location: 49 Roby Mill, Up Holland, Skelmersdale, Lancashire, WN8 0QF

Applicant: David Gardener

WARD:- Wrightington

Application: 2020/1069/FUL Decision: Planning Permission Granted

Proposal: Domestic Extension, Driveway Reconfiguration & Erection of Summer House.

Location: Tauranga, Broadhurst Lane, Wrightington, Wigan, Lancashire, WN6 9RX

Applicant: Mr & Mrs Lowe

WARD:- Wrightington

Application: 2020/1123/FUL Decision: Withdrawn

Proposal: Demolition of former aid raid shelter and conversion of an existing outbuilding into a separate dwelling including associated external works.

Location: 14 Speakmans Drive, Appley Bridge, Wigan, Lancashire, WN6 9AT

Applicant: Mr & Mrs O'Brien

WARD:- Wrightington

Application: 2020/1126/FUL Decision: Planning Permission Granted

Proposal: Proposed extension to kitchen and living room, form utility room and study.

Location: The Poplars, Tunley Lane, Wrightington, Wigan, Lancashire, WN6 9RG

Applicant: Mr G Bullen

WARD:- Wrightington

Application: 2020/1213/FUL Decision: Planning Permission Granted

Proposal: Extensions and alterations to 156 Mossy Lea Road, Wrightington.

Location: 156 Mossy Lea Road, Wrightington, Wigan, Lancashire, WN6 9RD

Applicant: Mr & Mrs G Ashcroft

WARD:- Wrightington

Application: 2020/1254/PNP Decision: Prior Notif-Agric-and Demolition PD

Proposal: Application for determination as to whether prior approval of details is required
- Erection of agricultural building to store machinery and feedstuffs.

Location: Toogood Farm, 4 Toogood Lane, Wrightington, Wigan, Lancashire, WN6 9PN

Applicant: P & A Rowley

WARD:- Wrightington

Application: 2020/1260/LDP Decision: PROPOSED LDP Refused/Granted (SPLIT)

Proposal: Certificate of Lawfulness - Proposed construction of a single storey side extension and proposed construction of a front porch.

Location: Four Acres, Hall Lane, Wrightington, Wigan, Lancashire, WN6 9EN

Applicant: Mr David Bradley



ARTICLE NO: 1B

PLANNING COMMITTEE

MEMBERS 2020/21
UPDATE

Issue: 10

Article of: Corporate Director of Place & Community

Relevant Portfolio Holder: Councillor D Evans

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

SUBJECT: Planning Appeals Lodged 23/01/2021 to 26/02/2021

APPLICATION NO.	APPELLANT	DEVELOPMENT AND ADDRESS	PROCEDURE
2020/0439/FUL	Paula Rose Ltd	Eden Tearoom And Galleries, Course Lane, Newburgh. Variation of condition no 7 imposed on planning permission 2016/1151/FUL to allow the premises to operate later opening hours and in order to cater for functions at weekends to diversify the business. To extend operating hours to Sunday 08:00 -21:00; Monday to Thursday 08:00 - 22:00; Friday - Saturday 08:00 -00:00.	Written Representations
2020/0319/OUT	Mr G Baillie	Sills Farm, Lee Lane, Bispham. Outline planning application for an agricultural workers dwelling (including details of access).	Written Representations



ARTICLE NO: 1C

PLANNING COMMITTEE

MEMBERS UPDATE 2020/21

Issue: 10

Article of: Corporate Director of Place & Community

Relevant Portfolio Holder: Councillor D Evans

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

SUBJECT: Planning Appeals Decided 23/01/2021 to 26/02/2021

APPLICATION NO.	APPELLANT	DEVELOPMENT AND ADDRESS	DECISION AND DATE
2020/0427/FUL	Mr David Tomlinson	53A Hesketh Lane, Tarleton The erection of a single bungalow dwelling.	Allowed 12/02/2021
2020/0428/FUL	Mr David Tomlinson	53A Hesketh Lane, Tarleton. Demolition of existing single dwelling and garage and the construction of 2 detached dwellings.	Allowed 12/02/2021
2020/0544/FUL	Lopez Walker	10 Middlewood Road, Aughton. Erection of a detached dwelling house and garage.	Dismissed 24/02/2021
2020/0663/FUL	Mr & Miss Lucie Walker	10 Middlewood Road, Aughton. Erection of a detached dwelling house and detached garage.	Dismissed 24/02/2021

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: 1D

PLANNING COMMITTEE:

MEMBERS UPDATE 2020/21

ISSUE: 10

Article of:	Corporate Director of Place & Community
Relevant Portfolio Holder:	Councillor D Evans
Contact for further information:	Mrs C Thomas (Email: Catherine.thomas@westlancs.gov.uk)

SUBJECT: Applications For Works To TPO Trees Determined Under The Delegated System – 23/01/2021 to 26/02/2021

WARD:- Burscough East

Application: T/2020/0144/TPO **Decision:** Grant Consent Subject to conditions (T)

Proposal: Sycamore Remove 2 x 2nd laterals overhanging roofline to reduce shading.
Remove Epicormic & C/C as part of 5% Crown Thinning.

Location: 10 Coach House Court, Burscough, Ormskirk, Lancashire, L40 7XB

Applicant: Miss Gillian Wilson

WARD:- Derby

Application: T/2020/0140/TP **Decision:** Grant Consent Subject to conditions (T)
O

Proposal: Birch (T1) - Crown raise 4m - remove virus Birch (T2) - Remedial prune to remove ripped out branches, reduce remaining stem to balance canopy. Birch (T3) - Crown clean 10% thin. Crown raise 4m 10% thin as part of crown clean. Ash (T5) - Crown raise 4m Ash (T6) - Crown raise 4m reduce back from property to achieve 2m clearance. Birch (T7) - Crown clean as part of 10% thin. Reduce back from property to achieve 2m clearance.

Location: 28 Grammar School Court, Ormskirk, Lancashire, L39 4PY

Applicant: David Haworth

WARD:- Derby

Application: T/2021/0001/TP Decision: Grant Consent Subject to conditions (T)
O

Proposal: T1 Cherry Remove lowest limb over garden to reduce shading and encroachment
T2 Beech crown lift by removing lowest limb over garden to reduce shading and encroachment

Location: 22 Vicarage Lane, Westhead, Ormskirk, Lancashire, L40 6HQ

Applicant: Bill Elliot

WARD:- Derby

Application: T/2021/0002/TP Decision: Grant Consent Subject to conditions (T)
O

Proposal: T1 Chestnut crown raise to 5m remove lowest limb over neighbouring property, remove lowest limb over garden, crown raise secondary and sub lateral branches over garden

Location: 54 Tower Hill, Ormskirk, Lancashire, L39 2EF

Applicant: Kath Coyle

WARD:- North Meols

Application: T/2021/0021/TP Decision: Grant Consent Subject to conditions (T)
O

Proposal: T1 & T2 Sycamore - Fell to ground level because of encroachment to property.

Location: Land Adjacent To The Side Of The House At 6 Westerdale Drive, Banks, Southport, Lancashire, PR9 8DG

Applicant: Mr Richard Pendlebury

WARD:- Parbold

Application: T/2021/0008/TP Decision: Grant Consent Subject to conditions (T)
O

Proposal: T7 Copper Beech within the car park
1. Removal of lower branches on T7 which overhang my driveway - causes excessive shading and when branches are in full leaf/wet hang very low over the drive causing difficulties accessing drive without damaging vehicles.
2. Removal of conifer in back garden of my property causing excessive shading.
3. Reduction of crown of tree in my front garden - causing excessive shading.

Location: Eagle And Child Inn, Maltkiln Lane, Bispham, Ormskirk, Lancashire, L40 3SG

Applicant: Ms Alison Shenton

WARD:- Parbold

Application: T/2021/0014/TP Decision: Grant Consent Subject to conditions (T)
O

Proposal: 2 x Sycamores - To include removal of Epicormic growth and 10 % thin to crown clean.

Location: Hollybank, 22 Brandreth Delph, Parbold, Wigan, Lancashire, WN8 7AQ

Applicant: Bill Simmons

WARD:- Rufford

Application: T/2020/0028/TP Decision: Grant Consent Subject to conditions (T)
O

Proposal: Beech (T1) - Remove lowest lateral over 31. Tip back to reduce overhang over driveway.

Location: Beech House, 31 Church Road, Rufford, Ormskirk, Lancashire, L40 1TA

Applicant: Mrs Janet Cowap

WARD:- Tarleton

Application: T/2021/0017/TP Decision: Grant Consent Subject to conditions (T)
O

Proposal: T1 Pine - Prune lowest branch towards the house. Reason, too close to the house.

Location: 238 Hesketh Lane, Tarleton, Preston, Lancashire, PR4 6RH

Applicant: Mrs Tavener



PLANNING MEMBERS UPDATE

ISSUE NUMBER: 10

Report of: Corporate Director of Transformation & Resources

Relevant Portfolio Holder: Councillor D Evans

Contact for further information: David Delaney
(E-mail: david.delaney@westlancs.gov.uk)

SUBJECT: Judicial Review - Co-op v West Lancashire Borough Council and Aldi

Wards affected: Tarleton Ward

1.0 PURPOSE OF ARTICLE

- 1.1 To note the judgment of Mr Justice Holgate upholding the grant of planning permission and awarding costs to the Council.

2.0 BACKGROUND

- 2.1 To inform Members of the outcome of the judicial review brought on behalf of the Co-operative Group to challenge the granting of Planning Permission (2018/1190/FUL) for the demolition of the Bay Leaf Restaurant and the erection of a food store (Aldi) and office development (GBA Services Ltd) with associated car parking and servicing areas with hard and soft landscaping.

3.0 OUTCOME OF THE JUDICIAL REVIEW

Co-operative Group Ltd – Ground of Challenge

- 3.1 One ground of challenge was advanced, namely:

"Failure by the Planning Officer in the Officer Report to have correctly interpreted paragraphs 143 and 144 of the NPPF and Policy GN1 (b) of the Local Plan in relation to development within the Green Belt, therefore the errors of law are sufficiently serious that it is highly likely that the outcome for the Co-Op at the Planning Committee would have been substantially different if the members had been correctly advised as to the correct interpretation of NPPF 144 and Policy GN1 (b)."

3.2 The ground was divided into eight sub-grounds, which were that the Officer Report had mislead Members because it:

- (a) failed to give substantial weight to Green Belt harm;
- (b) failed to express the requirement that other considerations must “clearly outweigh” Green Belt harm;
- (c) incorrectly defined “openness” to mean “absence of built development” and, as a result, carried out an incorrect assessment of the harm that would be caused to the openness of the Green Belt;
- (d) wrongly suggested that the use of a large proportion of glazing and the low level of the food store would “limit the impact on openness”;
- (e) wrongly sought to rely on a comparison with a previous planning permission for office development on the site;
- (f) improperly took into consideration the fact that the proposed development would assist in the fulfilment of GBA’s expansion plans, meaning that a key local employer would be retained within the Borough;
- (g) wrongly took into account the opportunity for enhanced native landscaping and associated benefits to biodiversity; and
- (h) failed to treat the low-to-moderate heritage impact resulting from the loss of the Rams Head Public House as “other harm” to be weighed in the balance required by NPPF paragraph 144.

4.0 SUMMARY OF THE JUDGEMENT

4.1 The Council's case was that the Co-op’s arguments fell well short of demonstrating that the Case Officer had misinterpreted to Members in her Report the policies in the NPPF in any of the ways suggested by the Co-op in its ground(s) of Claim. In the alternative, any such error by the Officer was immaterial and/or highly likely that the outcome for the Co-op at the Planning Committee meeting would have been substantially the same in any event in that the Members would still have granted approval to the Application if any of the "errors" identified in the Claim had not been made by the Officer. Therefore, the quashing of the Planning Permission by the court must be refused in any event pursuant to s.31 of the Senior Courts Act.

4.2 The courts have consistently held that local planning authorities are entitled to expect – in every case – good sense and fairness in the court’s review of a planning decision and not the hypercritical approach the court is often urged to adopt by claimants on JR challenges.

4.3 Mr Justice Holgate, the judge determining the judicial review challenge found that none of the sub-grounds of the Claim had any merit and dismissed the challenge.

4.4 Agreement was reached with the Co-op and the Council has been awarded its full costs in defending the Claim amounting to £18,103.30.

5.0 SUSTAINABILITY IMPLICATIONS

5.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder.

6.0 FINANCIAL AND RESOURCE IMPLICATIONS

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

7.0 RISK ASSESSMENT

7.1 This item 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.

8.0 HEALTH AND WELLBEING IMPLICATIONS

8.1 There are no health and wellbeing implications arising from this report.

Background Documents

The following background documents (as defined in Section 100D (5) of the Local Government Act 1972) have been relied on to a material extent in preparing this Report.

<u>Date</u>	<u>Document</u>
22/01/21	Judgment of Mr Justice Holgate
22/01/21	Court Order

Equality Impact Assessment

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore no Equality Impact Assessment is required.

