

PLANNING COMMITTEE

HELD: Thursday, 9 September 2021

Start: 7.00 p.m.

Finish: 9.20 p.m.

PRESENT:

Councillor: D O'Toole (Chairman)
G Owen (Vice Chairman)

Councillors: Mrs P Baybutt J Finch
A Blundell G Johnson
N Delaney E Pope
D Evans J Thompson
S Evans Mrs M Westley
A Fennell

In attendance: Councillor N Pryce-Roberts (Skelmersdale South Ward)
Councillor V Cummins (Skelmersdale South Ward)
Councillor D West (Skelmersdale South Ward)

Officers: Heidi McDougall, Corporate Director Place and Community
Alan Houghton, Interim Head of Growth and Development
Ann Veevers, Principal Planning Officer
Mark Loughran, Principal Planning Officer
Judith Williams, Assistant Solicitor
Jill Ryan, Senior Member Services Officer

40 **APOLOGIES**

Apologies for absence were received from Councillor Upjohn.

41 **MEMBERSHIP OF THE COMMITTEE**

There were no changes to the membership of the Committee.

42 **URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN**

There were no items of urgent business received.

43 **DECLARATIONS OF INTEREST**

Councillor Mrs Baybutt declared a pecuniary interest in respect of planning application 2021/0390/ARM relating to ORM Works and Former Railway Tavern, Railway Road, Skelmersdale as the applicant was a personal friend of hers and therefore left the Chamber and took no part in the decision making process.

44 DECLARATIONS OF PARTY WHIP

There were no Declaration of Party Whip.

45 MINUTES

RESOLVED: That the minutes of the meeting held on the 22 July 2021, be approved as a correct record and signed by the Chairman.

46 PLANNING APPLICATIONS

The Corporate Director of Place and Community submitted a report on planning applications (all prefixed 2021 unless otherwise stated) as contained on pages 259 to 388 of the Book of Reports and on pages 403 to 412 of the Late Information Report.

(Notes:

1. In accordance with Regulatory Procedure Rule 7(a), Councillor Pryce Roberts spoke in connection with planning application 2021/0390/ARM relating to ORM Works and Former Railway Tavern, Railway Road, Skelmersdale and left the meeting after consideration of this item.
2. Councillor Mrs Baybutt had declared a pecuniary interest in respect of planning application 0390/ARM relating to ORM Works and Former Railway Tavern, Railway Road, Skelmersdale and therefore left the Chamber during consideration of this item.
3. Councillor Johnson arrived during consideration of planning application 0418/FUL relating to Bank House, Ayrefield farm, Bank Brow, Roby Mill, Up Holland and therefore took no part in the debate and did not vote on this application.
4. A Parish Councillor and Agent spoke in connection with planning application 0418/FUL relating to Bank House, Ayrefield Farm, Bank Brow, Roby Mill, Up Holland and left the meeting after consideration of this item.
5. An Objector spoke in connection with planning application 0741/FUL relating to Tarleton Academy, Hesketh Lane, Tarleton and left the meeting after consideration of this item.
6. Councillor D Evans left the Chamber during consideration of planning application 0390/ARM relating to ORM Works and Former Railway Tavern, Railway Road, Skelmersdale and was not present for the remainder of the meeting.
7. An Objector and Agent spoke in connection with planning application 0390/ARM relating to ORM Works and Former Railway Tavern, Railway Road, Skelmersdale and left the meeting after consideration of this item.
8. The meeting was adjourned for a 5 minute comfort break at 8.10pm to allow Officers to bring in more speakers to the Chamber at the conclusion of planning application 0390/ARM relating ORM Works and Former Railway Tavern, Railway Road, Skelmersdale.
9. A Parish Clerk, 3 Objectors and the Agent spoke in connection with planning application 2020/0906/ARM relating to Land to the East of Firwood Road, Lathom and left the meeting after consideration of this item).

47 **2021/0418/FUL - BANK HOUSE, AYREFIELD FARM, BANK BROW, ROBY MILL, UP HOLLAND SKELMERSDALE**

RESOLVED: That planning application 0418/FUL relating to Bank House, Ayrefield Farm, Bank Brow, Roby Mill, Upholland, Skelmersdale be approved subject to the conditions and reasons as set out on page 277 to 278 of the Book of Reports.

48 **2021/0741/FUL - TARLETON ACADEMY, HESKETH LANE, TARLETON, PRESTON**

RESOLVED: That planning application 0741/FUL relating to Tarleton Academy, Hesketh Lane, Tarleton, Preston be approved subject to the conditions and reasons as set out on pages 286 to 293 of the Book of Reports and with the amendments to conditions 13 and 15 and reasons as set out on pages 403 to 405 of the Late Information Report.

49 **2021/0390/ARM - ORM WORKS AND FORMER RAILWAY TAVERN, RAILWAY ROAD, SKELMERSDALE**

RESOLVED: That planning application 0390/ARM relating to ORM Works & Former Railway Tavern, Railway Road, Skelmersdale be approved subject to the conditions and reasons as set out on pages 301 to 303 of the Book of Reports, and with the following additional 3 conditions and reasons:-

Additional Condition 9

Notwithstanding the submitted details, the location of the bin store specified in Plan Ref 17/064/BS01 shall be submitted to and approved in writing by the Local Planning Authority. The bin store shall thereafter be sited prior to occupation of the apartments in the approved location and retained as such for the duration of the development, unless otherwise agreed in writing with the Local Planning Authority.

Reason

To protect the amenity of surrounding residents and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2021-2027 Development Plan Document.

Additional Condition 10

Notwithstanding the submitted Enclosures Layout ref: 17/064/EN01/D, the proposed 0.9m high picket fence along the eastern boundary of Plot 35 shall be substituted with a 1.8m high timber feather edged fence to match that proposed around

the rear garden of Plot 35. The boundary treatment to Plot 35 shall be implemented prior to occupation of the dwelling on Plot 35 and retained in situ thereafter.

Reason

To protect the privacy and amenity of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Additional Condition 10

Notwithstanding the submitted site layout plans, details of the measures to prevent motorised vehicles, including motorcycles, from accessing the site from Taylor Street shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented prior to occupation of any dwelling on the site and retained in situ thereafter.

Reason

To prevent vehicles including motorcycles from accessing the site from Taylor Street in the interests of highway safety and residential amenity in accordance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

50 **2021/0439/FUL - PARK HOUSE, BLACK MOSS LANE, SCARISBRICK, ORMSKIRK, LANCASHIRE**

RESOLVED: That planning application 0439/FUL relating to Park House, Black Moss Lane, Scarisbrick, Ormskirk be approved subject to the conditions and reasons as set out on pages 314 to 321 of the Book of Reports and, with the amendment to paragraph 7.1 of the report as set out on page 407 of the Late Information Report and also with amendments to conditions and reasons 2 and 6 as set out on pages 407 to 408 of the Late Information Report.

51 **2021/0549/FUL - DELPH COTTAGE, CROW LANE, DALTON, WIGAN, LANCASHIRE**

RESOLVED: That planning application 0549/FUL relating to Delph Cottage, Crow Lane, Dalton, Wigan be approved subject to the conditions and reasons as set out on pages 326 to 328 of the Book of Reports.

52 **2021/0444/FUL - 3 AND 3A MOOR STREET, ORMSKIRK, LANCASHIRE**

RESOLVED: That planning application 0444/FUL relating to 3 and 3A Moor Street, Ormskirk be approved subject to the conditions and

reasons as set out on pages 334 to 335 of the Book of Reports.

53 2021/0113/ARM - LAND TO THE EAST OF TOLLGATE ROAD, BURSCOUGH, LANCASHIRE

RESOLVED: That planning application 0113/ARM relating to Land to the East of Tollgate Road, Burscough be approved subject to the conditions and reasons as set out on pages 348 to 353 of the Book of Reports.

a 2020/0906/ARM - LAND TO THE EAST OF FIRSWOOD ROAD, LATHOM, LANCASHIRE

RESOLVED: That planning application 2020/0906/ARM relating to Land to the East of Firswood Road, Lathom be deferred to allow the applicant to meet with local residents

54 2021/0142/FUL - LAND TO THE WEST OF CHILDREN AND PARENTING SUPPORT SERVICES, FAIRLIE, BIRCH GREEN, SKELMERSDALE, LANCASHIRE

RESOLVED: Planning application 0142/FUL relating to Land To The West Of Children And Parenting Support Services, Fairlie Birch Green, Skelmersdale had been removed from the agenda to allow time for Officers and interested parties to consider the additional information and the application will be brought back to a future Planning Committee.

55 THE PLANNING SERVICE REVIEW - UPDATE

Consideration was given to the report of the Corporate Director of Place and Community as contained on pages 389 to 402 of the Book of Reports, which outlined the proposed actions and updated Members on the progress with implementing the recommendations of the planning services review.

The Corporate Director of Place and Community outlined the report and explained that a Working Group, made up of cross departmental representatives, led by the Corporate Director Place and Community had met on a regular basis to drive the implementation of the recommendations which had been categorised into short, medium and long term actions.

In discussion comments and questions were raised in respect of:

- That a further interim report was going back to an extra Executive Overview and Scrutiny Committee in January 2022 to continue monitoring the review and whether this should also come back to Planning Committee.
- Additional capacity needed in the Planning Department was imperative
- Timescales involved for all of the reviews – 81 in total

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- Weekly lists for planning applications – members found these very useful
- Call in procedures – members not understanding this process
- Responsibility of each section in the plan – which officers were responsible.
- Planning Applications down for refusal and being called into Planning Committee – if down for refusal why bring to Planning Committee.

RESOLVED: That the comments be noted.

56

DATES OF FUTURE MEETINGS

AGREED: That the future dates of Planning Committees be noted.

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Chairman