

PLANNING COMMITTEE

HELD: Thursday, 19 January 2023

Start: 7.00 p.m.

Finish: 8.00 p.m.

PRESENT:

Councillor: Councillor Finch (Acting Chairman)

Councillors:	M Anderson	K Mitchell
	A Fennell	G Owen
	A Fowler	E Pope
	P Hogan	J Thompson
	J Howard	D Westley
	J Gordon	Mrs M Westley

In attendance: Councillor K Juckes (Wrightington Ward)

Officers:

- Steve Faulkner – Planning Services Manager
- Kate Jones – Planning Services Team Leader
- Nicola Cook – Principal Planning Officer
- Judith Williams – Assistant Solicitor
- Jill Ryan – Principal Democratic Services Officer

48 APOLOGIES

There were no apologies received.

49 MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule 4, the Committee noted the termination of Councillors D O'Toole, A Blundell, G Johnson and Mrs J Witter and the appointments of Councillors D Westley, J Gordon, K Mitchell, and Mrs M Westley for this meeting only, thereby giving effect to the wishes of the Political Groups.

50 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no urgent items of business received.

51 DECLARATIONS OF INTEREST

1. Councillor A Fennell declared a non-pecuniary interest in respect of planning applications 2022/0669/FUL and 2022/0670/FUL both relating to Hurlston Hall Golf Club, Hurlston Lane, Scarisbrick due to her being a member of the gyn facilities there.
2. In line with the Officer Code of Conduct, the Planning Services Manager (Steve Faulkner) and the Planning Services Team Leader (Kate Jones) declared non-pecuniary interests in relation to application numbers

2022/0669/FUL and 2022/0670/FUL relating to Hurlston Hall Golf Club, Hurlston Lane, Scarisbrick. The Planning Services Manager is a member of the gym, and the Planning Team Leader is a close acquaintance of the owner.

52 **DECLARATIONS OF PARTY WHIP**

There were no Declarations of Party Whip.

53 **MINUTES**

RESOLVED: That the minutes of the meeting held on the 24 November 2022 be approved as a correct record and signed by the Chairman.

54 **PLANNING APPLICATIONS**

Consideration was given to the report of the Corporate Director of Place and Community as contained on pages 235 to 325 of the Book of Reports and on pages 327 to 331 of the Late Information Report.

(Notes:

1. Councillor Fennell had declared a non-pecuniary interest in respect of planning applications 2022/0669/FUL and 2022/0670/FUL relating to Hurlston Hall Golf Club, Hurlston Lane, Scarisbrick and therefore did not take part in the decision-making process.
2. The Planning Services Manager and the Planning Team Leader had declared non-pecuniary interests in respect of planning applications 2022/0669/FUL and 2022/0670/FUL both relating to Hurlston Hall Golf Club, Hurlston Lane, Scarisbrick and therefore did not take part in the decision-making process.
3. Councillor Katie Jukes spoke in connection with planning application 2021/0684/FUL relating to the South West Lancs Pistol Club, Farley Lane, Roby Mill, Up Holland.)

55 **2022/0827/FUL - EDEN TEA ROOM AND GALLERIES, COURSE LANE, NEWBURGH, WIGAN, LANCASHIRE**

The Corporate Director of Place and Community submitted a report on planning application number 2022/0827/FUL relating to Eden Tea Room and Galleries, Course Lane, Newburgh.

RESOLVED: That planning application 2022/0827/FUL relating to Eden Tea Room and Galleries, Course Lane, Newburgh be approved subject to the conditions and reasons as set out on pages 248 to 252 of the Book of Reports and with the amendments to Condition 2 and Condition 3 as set out below:

Amended Condition 2

Within one month of the date of this permission, details of an appropriate automatic noise control device fitted to all amplified sound equipment shall be submitted to the Local Planning Authority. The approved device shall be fitted to all power outlets to the premises (i.e., to the main distribution unit). The approved scheme shall be implemented in its entirety within one month of the date of its approval and the equipment shall be maintained and remain operational at all times.

Reason:

To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local plan 2012-2027 Development Plan Document.

Amended Condition 3

Within one month of the date of this permission, an Operational Noise Management Plan shall be submitted in writing to the Local Planning Authority for approval. The plan shall include but not be limited to the measures required to control and minimize noise associated with the operation of the premises to ensure that the noise output from the premises is controlled so as not to cause disturbance and shall also contain appropriate contact details in the event of any complaints. Within one month of the date of that approval, the approved Operational Noise Management Plan shall be implemented at all times thereafter.

Reason:

To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local plan 2012-2027 Development Plan Document.

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2022/0769/FUL - BUNGALOW FARM, HEATONS BRIDGE ROAD, SCARISBRICK

The Corporate Director of Place and Community submitted a report on planning application number 2022/0769/FUL relating to Bungalow Farm, Heatons Bridge Road, Scarisbrick and with additional information as set out on pages 327 to 329 of the Late Information Report.

RESOLVED: That planning application 2022/0769/FUL relating to Bungalow Farm, Heatons Bridge Road, Scarisbrick be deferred once again for one cycle at the request of the applicant for further information on highways/access arrangements.

57 2022/0895/FUL - HOSCAR COTTAGE, HOSCAR MOSS ROAD, LATHOM

The Corporate Director of Place and Community submitted a report on planning application number 2022/0895/FUL relating to Hoscar Cottage, Hoscar Moss Road, Lathom.

RESOLVED: That planning application 2022/0895/FUL relating to Hoscar Moss Cottage, Hoscar Moss Road, Lathom be approved subject to the conditions and reasons as set out on pages 284 to 285 of the Book of Reports.

58 2021/0684/FUL - SOUTH WEST LANCS PISTOL CLUB, FARLEY LANE, ROBY MILL, UP HOLLAND, SKELMERSDALE

The Corporate Director of Place and Community submitted a report on planning application number 2021/0684/FUL relating to South West Lancs Pistol Club, Farley Lane, Roby Mill, Up Holland, Skelmersdale and additional information as set out on pages 329 to 331 of the Late Information Report.

RESOLVED: That planning application 2021/0684/FUL relating to South West Lancs Pistol Club, Farley Lane, Roby Mill, Up Holland be deferred to allow for a site visit to take place to enable consideration of issues raised in the Late Information Report.

59 2022/0669/FUL - HURLSTON HALL GOLF CLUB, HURLSTON LANE, SCARISBRICK, ORMSKIRK

The Corporate Director of Place and Community submitted a report on planning application number 2022/0669/FUL relating to Hurlston Hall Golf Club, Hurlston Lane, Scarisbrick.

This application had been withdrawn by the Applicant and was therefore not considered.

RESOLVED: That planning application 2022/0669/FUL relating to Hurlston Hall Golf Club, Hurlston Lane, Scarisbrick had been withdrawn by the Applicant and was not considered.

60 2022/0670/FUL - HURLSTON HALL GOLF CLUB, HURLSTON LANE, SCARISBRICK, ORMSKIRK

The Corporate Director of Place and Community submitted a report on planning application number 2022/0670/FUL relating to Hurlston Hall Golf Club, Hurlston Lane, Scarisbrick.

RESOLVED: That planning application 2022/0670/FUL relating to Hurlston Hall Golf Club, Hurlston Lane, Scarisbrick be approved subject to the condition and reason as set out on page 315 of the Book of

Reports and subject to the omission of lighting from the application.

61 2022/0894/FUL - 63 WESTERDALE DRIVE, BANKS, LANCASHIRE

The Corporate Director of Place and Community submitted a report on planning application number 2022/0894/FUL relating to 63 Westerdale Drive, Banks.

RESOLVED: That planning application 2022/0894/FUL relating to 63 Westerdale Drive, Banks be approved subject to the conditions and reasons as set out on pages 248 to 252 of the Book of Reports and with an amended Condition and Reason as set out below.

Amended Condition

Within two months of the date of this permission the fence, concrete posts and concrete base panels hereby permitted shall be dark stained in a brown colour and retained as such thereafter.

Reason:

In the interests of visual amenity and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

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Chairman