

PLANNING COMMITTEE

HELD: Tuesday, 21 June 2016

Start: 7.30 pm

Finish: 9.00 pm

PRESENT:

Councillor: G Dowling (Chairman)
G Owen (Vice-Chair)

Councillors: I Ashcroft Mrs P Baybutt
D McKay C Marshall
M Nixon D O'Toole
R Pendleton E Pope
Mrs M Westley Cooper
Devine Evans
Pritchard

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 Officer (Mrs. J.A. Ryan)

In attendance: Councillor J. Hodson (Portfolio for Planning)

9 APOLOGIES

There were no apologies for absence received.

10 MEMBERSHIP OF THE COMMITTEE

There were no changes to the Membership of the Committee.

11 URGENT BUSINESS

There were no urgent items of business.

12 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

13 DECLARATIONS OF PARTY WHIP

There were no declarations of Party Whip.

14 MINUTES

RESOLVED: That the minutes of the meeting held on the 19 May 2016 be approved as a correct record and signed by the Chairman.

15 PLANNING APPLICATIONS

The Director of Development and Regeneration submitted a report on planning applications (all prefixed 2016 unless otherwise stated) as contained on pages 91 to 189 of the Book of Reports and on pages 199 to 203 giving details of late information.

RESOLVED A. That the under-mentioned planning applications be approved subject to the conditions in the report:-

2015/1224/FUL; 0563/FUL

B. That in respect of planning application 2014/1361/FUL relating to Hangar C2 to C4 Tollgate Road, Burscough:-

(i) 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 a planning obligation being entered into under Section 106 of the Town and Country Planning Act requiring:-

An agreement to relinquish the use of Barton Farm, Moss Lane, Burscough as a knacker yard in perpetuity in line with an agreed timetable.

(ii) That any planning permission granted by the Director of Development and Regeneration pursuant to recommendation (i) above be subject to the conditions as set down on pages 114 to 119 of the Book of Reports and with the additional conditions as set out below:-

Condition No. 22

Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the boundary of Boundary House, Pippin Street, Burscough. All measurements and assessment shall be done in accordance with BS4142:2014.

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.

Condition No.23

Prior to the knackers yard being brought into use, the existing Pippin Street access shall be permanently closed in accordance with a scheme that has been submitted to and

approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety and in compliance with Policy GN3 of the West Lancashire Local Plan 2012-27.

C. That in respect of planning application 2015/0733/FUL relating to Grove Farm, High Lane, Ormskirk:-

- (i) That the decision to grant planning permission be delegated to the Director of Planning and Regeneration in consultation with the Chairman or Vice-Chairman of the Planning Committee subject to the applicant entering into an obligation under S.106 of the Town and Country Planning Act 1990 to secure the provision of:

Affordable housing at 20% intermediate tenure but subject to re-appraisal.

The provision and maintenance of the public open space.

Appropriate sustainable travel measures.

Funding for Pine Grove link.

- (ii) That any permission granted by the Director of Development and Regeneration pursuant to recommendation (i) above be subject to the conditions as set down on pages 175 to 184 of the Book of Reports but subject to the amendments to the conditions as set out on pages 202 to 203 of the late Information and the additional conditions on pages 210 to 211 of the Additional Late Information as below:-

Condition 14

Prior to the first occupation of any dwelling or apartment shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.

Reason

In the interests of sustainable transport choice and to comply with Policy IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Condition 22

Notwithstanding the approved plans, details of a vehicular access to the southern boundary of land to the rear of Hibre, High Lane, Ormskirk shall be submitted to and approved in writing by the Local Planning Authority. The approved vehicular access shall be provided in accordance with the Phasing Plan.

Reason

In the interests of proper planning and to comply with the adopted Supplementary Planning Document and Policy RS1 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

- D. That in respect of planning application 0335/FUL relating to the North of Junction with Pippin Street, Liverpool Road South, Burscough
 - (i) That the decision to grant planning permission be delegated to the Director of Planning and Regeneration subject to a Deed of Variation under the Town and Country Planning Act 1990 being entered into to secure the transport contribution required by the original planning permission.
 - (ii) That any permission granted by the Director of Development and Regeneration pursuant to recommendation (i) above be subject to the conditions as set down on pages 131 to 136 of the Book of Reports but subject to Condition 4 being amended to read:

The development shall be implemented in strict accordance with the details of levels, including the finished floor levels of all buildings, as indicated in the approved plans.
- E. That planning application 2015/1140/FUL relating to the North West of Yeadon, Skelmersdale be deferred for an organised site visit to take place to assess the design and layout of the footpath.
- F. That planning application 0251/FUL relating to 163 Aughton Street, Ormskirk be deferred to allow for further negotiations to reduce the level of accommodation to be provided.

(Notes:-

- 1. In accordance with the procedure for public speaking on planning applications on this Committee, members of the public spoke in connection with application no. 0251/FUL relating to 153 Aughton Street, Ormskirk.
- 2. Councillor Yates spoke in connection with application no. 0251/FUL relating to 153 Aughton Street, Ormskirk representing a member of the public).

16

ADOPTION OF THE WEST LANCASHIRE STATEMENT OF COMMUNITY INVOLVEMENT

Consideration was given to the report of the Director of Development and Regeneration as contained on pages 199 to 284 of the Book of Reports which sought to seek Cabinet's approval for the adoption of the West Lancashire Statement of Community Involvement and that agreed comments be referred to the Director of Development and Regeneration for consideration in consultation with the Portfolio Holder.

RESOLVED: That the Statement of Community Involvement be supported.

- CHAIRMAN -