

PLANNING COMMITTEE

HELD: Thursday, 29 November 2018

Start: 7.00 p.m.

Finish: 8.05 p.m.

PRESENT:

Councillor: M Mills (Chairman)
D Evans (Vice-Chairman)

Councillors: I Ashcroft
Mrs P Baybutt
C Dereli
S Evans
G Hodson
J Hodson

D O'Toole
E Pope
A Pritchard
D Westley
A Yates

Officers: Director of Development and Regeneration – Mr J Harrison
Head of Development Manager – Mrs C Thomas
Assistant Borough Solicitor – Mr M Jones
Principal Planning Officer - Ms T Maguire
Assistant Solicitor – Mrs R Chadwick
Member Services/Civic Officer - Mrs J A Ryan

In attendance: Councillor J Mee (Tarleton Ward)

62 APOLOGIES

There were no apologies for absence received.

63 MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule 4, the Committee noted the termination of Councillor G Owen, Mrs M Westley and T Devine and the appointments of Mrs S Evans, D Westley and C Dereli for this meeting only, thereby giving effect to the wishes of the Political Groups.

64 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no urgent items of business.

65 DECLARATIONS OF INTEREST

In line with the Officers Code of Conduct the Head of Development Management (Mrs C Thomas) declared an interest in planning applications 0729/FUL and 0730/LBC relating to The Windmill, 24 Wigan Road, Ormskirk as she had been advised that the assets of the Windmill Bowling Club had been transferred to Ormskirk Bowling Club. Her brother is Chairman of the Ormskirk Bowling Club, and accordingly she left the Chamber during consideration of this item.

66 **DECLARATIONS OF PARTY WHIP**

There were no Declarations of Party Whip.

67 **MINUTES**

RESOLVED: That the minutes of the meeting held on the 18 October 2018 be approved as a correct record and signed by the Chairman.

68 **PLANNING APPLICATIONS**

The Director of Development and Regeneration submitted a report on planning applications (all prefixed 2018 unless otherwise stated) as contained on pages 1037 to 1156 of the Book of Reports and on pages 1157 to 1159 of the Late Information Report.

(Note:

1. The Head of Development Management (Mrs C Thomas) had declared interests in respect of application nos.0729/FUL and 0730/LBC relating to The Windmill, 24 Wigan Road, Ormskirk and therefore left the Chamber during consideration of these items.
2. In accordance with the procedure for public speaking on planning applications on this Committee, an objector spoke in connection with application no. 0720/FUL relating to 200 Burscough Street, Ormskirk.
3. In accordance with Regulatory Procedure Rule 7(b) Councillor Mee spoke in connection with planning application 0864/FUL relating to Netholme Farm, Park Lane, Tarleton.
4. That the next Planning Committee on the 21 January 2019 would be commencing at 7.30pm to accommodate a presentation before the meeting by external developers.

69 **2018/0790/ARM - LAND TO THE NORTH OF WHALLEYS ROAD, SKELMERSDALE**

RESOLVED: That in respect of planning application 0790/ARM relating to Land to the North of Whalleys Road, Skelmersdale:-

1. 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 the applicant entering into a deed of variation (planning obligation) under S106 of the Town and Country Planning Act 1990 to secure:-

The terms and conditions of the affordable housing.

2. That any planning permission granted by the Director of

Development and Regeneration pursuant to recommendation 1 above be subject to the conditions as set out on pages 1048 to 1052 of the Report and with an additional condition as set out below:-

Condition 20

Prior to construction of any dwelling a scheme for the provision of electric vehicle charging points throughout the development and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the agreed details.

Reason

In the interests of sustainability in accordance with Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

70 **2018/0796/FUL - LAND TO THE NORTH OF WHALLEYS ROAD, SKELMERSDALE**

RESOLVED: That in respect of planning application 0796/FUL relating to Land to the North of Whalleys Road, Skelmersdale:-

1. 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 the applicant entering into a planning obligation under S106 of the Town and Country Planning Act 1990 to secure:-

The terms and conditions of the affordable housing.

2. That any planning permission granted by the Director of Development and Regeneration pursuant to recommendation 1 above be subject to the conditions as set out on pages 1064 to 1067 of the Report and with an additional condition as set out below:-

Condition 20

Prior to construction of any dwelling a scheme for the provision of electric vehicle charging points throughout the development and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the agreed details.

Reason

In the interests of sustainability in accordance with Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

71 2018/0835/OUT - LAND TO THE SOUTH OF STOPGATE LANE, SIMONSWOOD

RESOLVED: That planning application 0835/OUT relating to Land to the South of Stopgate Lane, Simonswood be approved subject to the conditions as set out on pages 1075 to 1081 of the Report and with the adjustments to conditions as set out on pages 1157 to 1158 of the Late Information Report.

72 2018/0525/HYB - LAND TO THE EAST OF TOLLGATE ROAD, BURSCOUGH

RESOLVED: That planning application 0525/HYB relating to Land to the East of Tollgate Road, Burscough be approved subject to the conditions as set out on page 1091 to 1099 of the Report and with the amendment to conditions as set out on pages 1159 to 1161 of the Late Information Report.

73 2018/0729/FUL - THE WINDMILL, 24 WIGAN ROAD, ORMSKIRK

RESOLVED: That planning application 0729/FUL relating to The Windmill, 24 Wigan Road, Ormskirk be refused for the reasons as set out on pages 1112 of the Report.

74 2018/0730/LBC - THE WINDMILL, 24 WIGAN ROAD, ORMSKIRK

RESOLVED: That listed building consent 0730/LBC relating to The Windmill, 24 Wigan Road, Ormskirk be granted subject to the conditions as set out on pages 1117 to 1118 of the Report.

75 2017/1330/FUL - SCARISBRICK HALL SCHOOL, SOUTHPORT ROAD, SCARISBRICK

RESOLVED: That planning application 2017/1330/FUL relating to Scarisbrick Hall School, Southport Road, Scarisbrick be approved subject to the conditions as set out on pages 1129 to 1132 of the Report and with an additional condition as set out on page 1163 of the Late Information Report and with an additional condition as set out below:-

Condition 19

The Performing Arts Centre shall not be brought into use until works to the school entrance are completed and brought into use in accordance with the details approved under planning application 2017/1269/FUL.

Reason

To safeguard the amenity of adjacent properties and the area generally and in the interest of highway safety, in accordance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

76 2018/0581/FUL - 198 BURSCOUGH STREET, ORMSKIRK

RESOLVED: That Planning Committee noted the submission of a non-determination appeal but is of the opinion that the proposed development is unacceptable in principle, for the reasons identified under the reasons for refusal stated in the agenda report.

77 2018/0720/FUL - 200 BURSCOUGH STREET, ORMSKIRK

RESOLVED: That planning application 0720/FUL relating to 200 Burscough Street, Ormskirk be approved subject to the conditions as set out on pages 1148 to 1149 of the Report.

78 2018/0864/FUL - NETHOLME FARM, PARK LANE, TARLETON, PRESTON

RESOLVED: That planning application 0864/FUL relating to Netholme Farm, Park Lane, Tarleton be refused for the reason as set out on page 1156 of the Report.

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- CHAIRMAN -