

PLANNING COMMITTEE

HELD: Thursday, 10 January 2019

Start: 7.30 pm

Finish: 9.50 pm

PRESENT:

Councillors:

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| M Mills (Chairman) | |
| D Evans (Vice-Chairman) | I Ashcroft |
| S Currie | S Evans |
| G Hodson | J Hodson |
| G Owen | E Pope |
| A Pritchard | D Westley |
| Mrs M Westley | A Yates |

Officers:

Ian Gill, Deputy Director of Development & Regeneration
Ann Veevers, Principal Planning Officer
Rob Hitchcock, Principal Planning Officer
Matthew Jones, Deputy Borough Solicitor
Rebecca Chadwick, Assistant Solicitor
Jacky Denning, Member Services Manager

79 APOLOGIES

There were no apologies for absence received.

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80 MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule 4, the Committee noted the termination of Councillors O'Toole, Devine and Mrs Baybutt and the appointments of Councillor D Westley, S Evans and Currie for this meeting only, thereby giving effect to the wishes of the Political Groups.

81 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no items of urgent business.

82 DECLARATIONS OF INTEREST

There were no declarations.

83 DECLARATIONS OF PARTY WHIP

There were no Declarations of Party Whip.

84 MINUTES

RESOLVED: That the minutes of the meeting held on the 29 November 2018 be approved as a correct record and signed by the Chairman.

85 **PLANNING APPLICATIONS**

The Director of Development and Regeneration submitted a report on planning applications (all prefixed 2018 unless otherwise stated) as contained on pages 1191 to 1310 of the Book of Reports and on pages 1311 to 1319 of the Late Information Report.

(Notes:

1. In accordance with Regulatory Procedure Rule 7(b):
 - Councillor Dereli spoke in connection with planning application 0837/FUL relating to Burscough AFC, Victoria Park, Mart Lane, Burscough, L40 0SD
 - Councillor Gordon spoke in connection with planning application 0259/FUL relating to Land to the West of Oasis Close, Rufford, L40 1SA
 - Councillor Dowling spoke in connection with planning application 1006/FUL relating to Premises known as The Timber Yard, Moorgate, Ormskirk, L39 4RT
2. In accordance with the procedure for public speaking on planning applications on this Committee
 - Parish Councillor Brian Bailey from Burscough Parish Council and the Applicant's Agent spoke in connection with planning application 0837/FUL relating to Burscough AFC, Victoria Park, Mart Lane, Burscough.
 - 3 objectors and the Applicant's Agent spoke in connection with application no. 0259/FUL relating to Land to the West of Oasis Close, Rufford.

86 **2018/1158/FUL - BEACON PARK GOLF CENTRE, BEACON LANE, DALTON, WIGAN**

RESOLVED: That planning application 1158/FUL relating to Beacon Park Golf Centre, Beacon Lane, Dalton, Wigan be approved, subject to the conditions as set out on pages 1195 to 1196 of the Report.

87 **2018/1164/FUL - BEACON PARK GOLF CENTRE, BEACON LANE, DALTON, WIGAN**

RESOLVED: That planning application 1164/FUL relating to Beacon Park, Golf Centre, Beacon Lane, Dalton, Wigan be approved subject to the conditions as set out on pages 1202 to 1203 of the Report and on page 1312 of the Late Information Report setting out details of additional conditions.

88 **2018/0800/FUL - SITE OF FORMER ATKINSON KIRKBY, ATKINSON ROAD, ORMSKIRK**

RESOLVED: That in respect of planning application 2018/0800/FUL relating to the site of former Atkinson Kirkby, Atkinson Road, Ormskirk:

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:-

- (a) Education Contribution for Secondary School provision
- (b) Terms of the affordable housing tenure
- (c) Maintenance of on-site open space

- 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 1218 to 1224 of the Report and with the amendment of Conditions 2, 3, 4, 6, 8, 9,13,14,15, 27, 31 and 32, as set out on pages 1312 to 1315 of the Late Information Report.

89 2018/0259/FUL - LAND TO THE WEST OF OASIS CLOSE, RUFFORD

RESOLVED: That planning application 0259/FUL relating to Land to the West of Oasis Close, Rufford, be deferred to the next meeting, to allow further discussions with Lancashire County Council regarding the highway safety aspects of the proposed access.

90 2018/1006/FUL - PREMISES KNOWN AS THE TIMBER YARD, MOORGATE, ORMSKIRK

RESOLVED: That planning application 1006/FUL relating to the premises known as The Timber Yard, Moorgate, Ormskirk be refused for the reasons as set out below:

- 1. The proposed development would result in undue noise and disturbance to nearby residents contrary to Policy GN3 of the West Lancashire Replacement Local Plan (2012-2027) Development Plan Document.
- 2. The proposed development would lead to a loss in existing car parking thereby increasing demand for on-street parking to the detriment of highway safety contrary to policies GN3 and IF2 in the West Lancashire Replacement Local Plan (2012-2027) Development Plan Document.

91 2018/1017/FUL - SOUTHVIEW LODGE CARE HOME, 92 STATION ROAD, HESKETH BANK, PRESTON

RESOLVED: That it be noted that planning application 1017/FUL relating to Southview Lodge Care Home, 92 Station Road, Hesketh Bank had been withdrawn by Officers.

92 2018/0721/FUL - GIBBONS BARN, PLEX LANE, HALSALL

RESOLVED: That it be noted that planning application 0721/FUL relating to Gibbons Barn, Plex Lane, Halsall had been withdrawn by officers as the Applicant wishes to revise the scheme further.

93 2018/0837/FUL - BURSCOUGH AFC, VICTORIA PARK, MART LANE, BURSCOUGH

RESOLVED: 1. That in relation to planning application 0837/FUL relating to Burscough AFC, Victoria Park, Mart Lane, Burscough, that the application be referred to the Secretary of State.

2. Subject to the application not being 'called in' by the Secretary of State, that the decision to grant planning permission be delegated to the Director of Development and Regeneration in consultation with the Chairman and Vice-Chairman of the Committee, subject to the applicant entering into a planning obligation under S106 of the Town and County Planning Act 1990 to secure:

- A financial contribution towards secondary school places within Lancashire
- Terms and conditions of the affordable and specialist elderly housing units
- Management and maintenance of on-site open space

3. That any planning permission granted by the Director of Development and Regeneration pursuant to 1. above be subject to the conditions as set out on pages 1272 to 1277 of the Report, with the amendment of conditions 7,8,11 and 12 as set out on page 1318 of the Late Information Report.

94 2018/1090/ARM - LAND TO THE NORTH OF COBBS CLOUGH, WHALLEYS ROAD, SKELMERSDALE

RESOLVED: That in respect of planning application 1090/ARM relating to Land to the North of Cobbs Clough, Whalleys Road, Skelmersdale:

1. 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 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 1289 to 1296 of the Report.

95 **2018/1126/OUT - 67 GAW HILL LANE, AUGHTON**

RESOLVED: That planning application 1126/OUT relating to 67 Gaw Hill Lane, Aughton be granted subject to the conditions as set out on pages 1306 to 1310 of the Report.

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Chairman