

PLANNING COMMITTEE

HELD: Thursday, 20 June 2019

Start: 7.00pm

Finish: 8.35pm

PRESENT:

Councillor: G Dowling (Chairman)
A Pritchard (Vice-Chairman)

Councillors: T Aldridge D Evans
Mrs P Baybutt S Evans
T Blane J Finch
A Blundell D O'Toole
C Coughlan E Pope
V Cummins J Thompson
C Dereli Mrs M Westley
T Devine Mrs J Witter

In attendance: Councillor K Lockie (North Meols Ward)
Councillor I Rigby (Bickerstaffe Ward)

Officers: Ian Gill – Deputy Director Development and Regeneration
Catherine Thomas – Head of Development Management
Matthew Jones – Deputy Borough Solicitor
Eileen Woollacott – Planning Appeals Officer
Jill Ryan – Member Services/Civic Officer

16 APOLOGIES

There were no apologies for absence received.

17 MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule 4, the Committee noted the termination of Councillors I Ashcroft and N Delaney and the appointment of Councillors T Blane and T Aldridge for this meeting only, thereby giving effect to the wishes of the Political Groups.

18 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no items of urgent business.

19 DECLARATIONS OF INTEREST

Councillor D Evans declared a pecuniary interest in respect of planning application 2018/0606/FUL, Marsh View Stables, Rydings Lane, Banks as a close associate of the applicant was known to him.

20 **DECLARATIONS OF PARTY WHIP**

There were no Declarations of Party Whip.

21 **MINUTES**

RESOLVED: That the minutes of the meeting held on the 22 May 2019 be approved as a correct record and signed by the Chairman.

22 **PLANNING APPLICATIONS**

The Director of Development and Regeneration submitted a report on planning applications (all prefixed 2019 unless otherwise stated) as contained on pages 121 to 159 of the Book of Reports and on pages 161 to 162 of the Late Information Report.

(Notes:

1. An Objector and the Applicant spoke in connection with planning application 0060/FUL relating to Land Adjacent to Railway Line, Sandy Lane, Aughton.
2. An Objector and the Agent spoke in connection with planning application 0192/FUL relating to The Slipway, 48 Crabtree Lane, Burscough.
3. Councillor D Evans had declared a pecuniary interest in respect of planning application 2018/0606/FUL relating to Marsh View Stables, Rydings Lane, Banks as he knew a close associate of the applicant and therefore left the Chamber during consideration of this item).

23 **2019/0060/FUL - LAND ADJACENT TO RAILWAY LINE, SANDY LANE, AUGHTON**

RESOLVED: That planning application 0060/FUL relating to land adjacent to Railway Line, Sandy Lane, Aughton be refused for the reasons as set out below:-

The proposed development, by virtue of its siting, scale and design, would result in harm to the Green Belt by virtue of inappropriateness, loss of openness and conflict with one of the purposes of including land in the Green Belt (safeguarding the countryside from encroachment), contrary to the NPPF and Policy GN1 of the West Lancashire Local Plan 2012-2027 Development Plan Document. The harm is not outweighed by the circumstances of the application.

The proposed development, by virtue of its siting, scale and design, would result in harm to the visual amenity of the locality and conflict with the local landscape character and therefore conflict with Policies GN3 and EN2 in the West Lancashire Local Plan.

24 2019/0192/FUL - THE SLIPWAY, 48 CRABTREE LANE, BURSCOUGH, ORMSKIRK, L40 ORN

RESOLVED: That planning application 0192/FUL relating to The Slipway, 48 Crabtree Lane, Burscough be approved subject to the conditions as set out on pages 138 to 140 of the Report and with the amendment to Condition 5 as set out below:-

No development shall take place until a strategy for the surface water drainage of the development, including any necessary attenuation measures and measures to prevent pollution of the nearby canal including oil interceptors, if necessary, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage strategy must take account of the relevant provisions of this Council's Planning Applications – Drainage, Flood Risk and Sustainability guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement standards. The drainage scheme shall be completed in accordance with the approved details. The peak surface water rate of discharge is to be limited to 3.01/s.

25 2018/1115/OUT - LAND TO THE REAR OF THE BULL AND DOG INN, LORDSGATE LANE, BURSCOUGH, ORMSKIRK, L49 7ST

RESOLVED: That planning application 2018/1115/OUT relating to Land to the rear of the Bull and Dog Inn, Lordsgate Lane, Burscough be approved subject to the conditions as set out on pages 146 to 149 of the Book of Reports.

26 2018/0606/FUL - MARSH VIEW STABLES, RYDINGS LANE, BANKS

RESOLVED: That planning application 2018/0606/FUL relating to Marsh View Stables, Rydings Lane, Banks be approved subject to the conditions as set out on pages 157 to 159 of the Book of Reports and with an additional condition as set out below:-

Condition No. 12

No plant, machinery or power tools shall be installed or operated at the site other than portable hand tools.

Reason No. 12

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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Chairman