

PLANNING COMMITTEE

HELD: Thursday, 20 May 2021

Start: 7.00 pm

Finish: 8.09 pm

PRESENT:

Councillor: D O'Toole (Chairman)
S Evans (Vice-Chair)
Mrs P Baybutt A Blundell
N Delaney D Evans
Fennell J Finch
G Johnson G Owen
E Pope J Thompson
Upjohn Mrs M Westley

Officers: Catherine Thomas, Head of Development Management
Mark Loughran, Principal Planning Officer
David Delaney, Legal Assistant (Planning)
Jill Ryan, Senior Member Services Officer
Chloe McNally, Member Services Apprentice

In attendance: Councillors Gregson (Birch Green Ward)
Councillor A Yates (Knowsley Ward)
Councillor K Mitchell (Knowsley Ward)
Councillor G Dowling (Knowsley Ward)

1 APOLOGIES

There were no apologies for absence received.

2 MEMBERSHIP OF THE COMMITTEE

There were no changes to the Membership of the Committee.

3 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no items of urgent business.

4 DECLARATIONS OF INTEREST

Councillor Pope declared a prejudicial interest in respect of planning application 0785/FUL relating to Eden Tearoom and Galleries, Course Lane, Newburgh as he considered himself to be pre-determined in respect of this application and therefore left the Chamber and took no part in the decision making process.

5 DECLARATIONS OF PARTY WHIP

There were no Declarations of Party Whip.

6 MINUTES

RESOLVED: That the minutes of the meeting held on the 22 April 2021

be approved as a correct record and signed by the Chairman.

7 PLANNING APPLICATIONS

The Corporate Director of Place and Community submitted a report on planning applications (all prefixed 2020 unless otherwise stated) as contained on pages 17 to 63 of the Book of Reports and on pages 65 to 67 of the Late Information Report.

(Notes:

1. Councillor Pope had declared a prejudicial interest in respect of planning application 0785/FUL relating to Eden Tearoom and Galleries, Course Lane, Newburgh and therefore left the Chamber during consideration of this item.
2. An Objector spoke in connection with planning application 2021/0240/FUL relating to Hartland, Burch Green, Skelmersdale and left the meeting after consideration of this item.
3. In accordance with Regulatory Procedure Rule 7(b), Councillor Yates spoke in connection with planning application 0698/FUL relating to 11 Ash Close, Ormskirk and left after consideration of this item and was not present for the remainder of the meeting.
4. In accordance with Regulatory Procedure Rule 7(b), Councillor Gregson spoke in connection with planning application 2021/0240/FUL relating to Hartland, Birch Green, Skelmersdale and left after consideration of this item and was not present for the remainder of the meeting.
5. Councillors Dowling and Mitchell left after consideration of planning application 0698/FUL relating to 11 Ash Close and were not present for the remainder of the meeting.)

8 2020/0785/FUL - EDEN TEAROOM AND GALLERIES, COURSE LANE, NEWBURGH, WIGAN

RESOLVED: That planning application 0785/FUL relating to the Eden Tearoom and Galleries, Course Lane, Newburgh be approved subject to conditions and reasons as set out on pages 25 to 26 of the Book of Reports and subject to an additional condition to require a scheme for additional signage to be submitted to prevent users of the site overspilling on to adjacent land.

9 2020/0935/FUL - RING O'BELLS PUBLIC HOUSE, RING O'BELLS LANE, LATHOM, ORMSKIRK

RESOLVED: That planning application 0935/FUL relating to Ring O Bells Public House, Ring O Bells Lane, Lathom be refused for the reasons as set out on page 37 of the Book of Reports.

10 2020/0698/FUL - 11 ASH CLOSE, ORMSKIRK

RESOLVED: That planning application 0698/FUL relating to 11 Ash Close, Ormskirk be refused for the following reason:-

The proposal would result in an overbearing form of development

for the surrounding residential properties, 9 and 11 Beechwood Drive and 9 Ash Close, to the detriment of the residential amenity of the occupants of these properties. The proposal would create a cramped form of development, harmful to the character of the area , contrary to the Council's SPD Design Guide, Policy GN3 in the West Lancashire Local Plan Development Plan Document 2012-27 and the NPPF.

11 2021/0240/FUL - HARTLAND, BIRCH GREEN, SKELMERSDALE

RESOLVED: That planning application 2021/0240/FUL relating to Hartland, Birch Green, Skelmersdale be approved subject to the conditions and reasons as set out on pages 54 to 56 of the Book of Reports.

12 2021/0188/FUL - LAND TO THE NORTH-EAST OF FAIRSTEAD, BIRCH GREEN, SKELMERSDALE

RESOLVED: That planning application 2021/0188/FUL relating to Land to the North-East of Fairstead, Birch Green, Skelmersdale be approved subject to the conditions and reasons as set out on pages 60 to 63 of the Book of Reports.

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THE CHAIRMAN