

PLANNING COMMITTEE

HELD: 10 NOVEMBER 2016

Start: 7.30pm

Finish: 8.40pm

PRESENT:

Councillor: G Dowling (Chairman)

Councillors:	I Ashcroft	Mrs P Baybutt
	Cooper	T Devine
	D Evans	D McKay
	J Mee	M Nixon
	D O'Toole	R Pendleton
	E Pope	A Pritchard
	D Westley	A Yates

In Attendance: Councillor J. Hodson (Portfolio Holder for Planning)
Councillor Cotterill (Bickerstaffe Ward)

Officers: Director of Development and Regeneration (Mr. J.Harrison)
Head of Development Management (Mrs. C. Thomas)
Principal Planning Officer (Ms. A. Veevers)
Legal and Member Services Manager (Mr. M. Jones)
Legal Services/Civic Support Officer (Mrs. J.A. Ryan)

38 APOLOGIES

There were no apologies for absence received.

39 MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule No. 4, the Committee noted the termination of Councillors C. Marshall and Mrs. M. Westley and the appointments of Councillors D. Westley and Mee for this meeting only, thereby giving effect to the wishes of the Political Groups.

40 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no urgent items of business.

41 DECLARATIONS OF INTEREST

In line with Section 17.1 of the Constitution, the Officer's Code of Conduct, the Head of Development Management, Mrs. C. Thomas declared an interest in respect of planning application 0878/FUL relating to the Store and Premises, 30A Scarth Hill Lane, Aughton as the agent is known to her personally and stated that she would leave the Chamber during consideration of this item.

42 DECLARATIONS OF PARTY WHIP

There were no declarations of Party Whip.

43 MINUTES

RESOLVED: That the minutes of the meeting held on the 6 October 2016 be approved as a correct record and signed by the Chairman.

44 PLANNING APPLICATIONS

The Director of Development and Regeneration submitted a report on planning applications (all prefixed 2016 unless otherwise stated) as contained on pages 660 to 843 and on pages 853 to 856 detailing late information and additional late information on pages 861 to 862.

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

0668/FUL; 0941/WL3;

B. That planning application 2015/1055/FUL relating to Land to the West, Cabin Lane, Great Altcar be refused for the following reasons:-

1. The proposed development constitutes inappropriate development within the Green Belt which would be harmful to the Green Belt by definition, contrary to the National Planning Policy Framework and Policy GN1 in the West Lancashire Local Plan Development Plan Document 2012-2027. In addition the proposed development would have a significant adverse impact upon the openness of the Green Belt and conflict with one of the purposes of including land in the Green Belt, aimed at safeguarding the countryside from encroachment. The very special circumstances advanced in favour of the proposed development, namely the provision of renewable energy, are considered insufficient to outweigh this harm.
2. By virtue of its siting, height and scale the proposed development would be harmful to the visual amenity and landscape character of this part of the Green Belt contrary to the National Planning Policy Framework, Policies GN3 and EN2 of the West Lancashire Local Plan Development Plan Document 2012-2027 and the Council's Supplementary Planning Guidance "Natural Areas and Areas of Landscape History Importance".
3. The development of the proposed 12 turbines would due to their height, scale, proximity and extent cause harm to the significance, to the historic setting, of a number of designated heritage assets (Listed Buildings and Conservation Areas). The proposal in this respect fails to meet the statutory duty as required by Section 66(1) and Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990. The Council does not consider the stated public benefits, including the provision of renewable energy, outweigh the harm identified (less than substantial) to the designated heritage assets affected. The proposal is therefore contrary to the National Planning Policy Framework and Policy EN4 of the

adopted West Lancashire Local Plan Development Plan Document 2012-2027.

4. The proposed development conflicts with paragraph 118 of the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2010 (as amended) and Policy EN2 of the West Lancashire Local Plan Development Plan Document 2012-2027 in that insufficient information has been provided to demonstrate that the proposed development would not adversely affect internationally designated sites, their qualifying features and supporting habitat.
 5. The proposed development fails to comply with the National Planning Practice Guidance in that the site is not allocated as suitable for wind energy development in the West Lancashire Local Plan Development Plan Document 2012-2027 and the planning impacts identified by local communities in relation to the green belt, landscape character, heritage assets and ecology have not been fully addressed and therefore the proposal does not have their backing.
- C. That planning application 0176/FUL relating to Stanley Gate Nursery, Ormskirk be refused for the following reason:-

The proposed development constitutes inappropriate development in the Green Belt and reduces the openness of the Green Belt. This would be contrary to the advice given in the National Planning Policy Framework (NPPF). No very special circumstances have been identified which would outweigh the harm caused as the application has failed to establish an essential need for an agricultural workers dwelling on the unit. Notably, it has not been clearly demonstrated that there is a functional need for an agricultural worker to live permanently on the site, and financially, the profit is insufficient to support a sustainability viable business, contrary to paragraph 55 of the NPPF.

- D. That in respect of planning application 2015/0904/FUL relating to Burscough AFC, Victoria Park, Members noted that this item had been withdraw from the Agenda by Officers as further information had been received from the tenant farmer which indicated that there may be some issues in the provision of the mitigation land for pink footed geese and this required further consideration.
- E That planning application 0878/FUL relating to the Store and Premises, 30A Scarth Hill Lane, Aughton be approved subject to the conditions as set out on pages792 to 795 of the Book of Reports but subject to Condition 4 being amended to read:-

Condition 4

Within 9 months from the date when any part of the development hereby approved is first brought into use the approved landscaping scheme shall be carried out. All trees and shrubs planted shall comply with BS.3936 (Specification of Nursery Stock) and shall be planted in accordance with BS. 4428 (General Landscape Operations). All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed

- date of planting.
- E. That planning application 0787/COU relating to Moss Bridge Barn, Moss Bridge Lane, Lathom be approved subject to the deletion of Condition 2 as noted on page 856 of the Late Information.

(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 nos. 2015/1055/FUL.
2. Councillor Cotterill spoke in connection with planning application no. 0176/FUL relating to Stanley Gate Nursery, Ormskirk Road, Bickerstaffe.
3. Parish Councillor Kevin Sharpe of Ince Blundell Parish Council spoke in connection planning application 2015/1055/FUL relating to Land to the West, Cabin Lane, Great Altcar.
4. In line with Section 17.1 of the Constitution, the Officer's Code of Conduct, the Head of Development Manager, Mrs. C. Thomas declared an interest in respect of planning application 0878/FUL relating to Store and Premises, 30A Scarth Hill Lane, Aughton as the agent is known to her personally and accordingly she left the Chamber during consideration of this item.

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CHAIRMAN