

PLANNING COMMITTEE

HELD: Thursday, 16 March 2023

Start: 7.00 p.m.

Finish: 9.28 p.m.

PRESENT:

Councillor: D O'Toole (Chairman)
J Finch (Vice-Chairman)

Councillors: M Anderson G Johnson
A Blundell G Owen
A Fowler E Pope
J Gordon J Thompson
P Hogan Mrs J Witter

In attendance: Councillor J Howard (North Meols Ward)
Councillor G Clandon (Burscough West Ward)

Officers: Steve Faulkner, Planning Services Manager
Kate Jones, Planning Services Team Leader
David Delaney, Legal Assistant (Planning)
Chloe McNally, Democratic Services Officer

73 APOLOGIES

Apologies for absence were received from Councillor A Fennell.

74 MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule 4, the Committee noted the termination of Councillor J Howard and the appointment of Councillor J Gordon for this meeting only, thereby giving effect to the wishes of the Political Groups.

75 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no urgent items of business received.

76 DECLARATIONS OF INTEREST

1. Councillor A Blundell declared a pecuniary interest in respect of planning application 2022/0769/FUL in relation to Bungalow Farm, Heatons Bridge Road, Scarisbrick as he considered himself to be pre-determined. Scarisbrick Parish Council had objected against this application, and he had been part of this decision-making process in his role as a Parish Councillor.
2. In line with the Officer Code of Conduct, the Planning Services Manager (Steve Faulkner) declared non-pecuniary interests in relation to planning applications 2022/0642/FUL, Land to the South of Chancel Way, Burscough and 2021/0507/ARM, Site of Former Yew Tree Farm, Higgins Lane, Burscough due to him living in close proximity to the sites.

77 DECLARATIONS OF PARTY WHIP

There were no Declarations of Party Whip.

78 MINUTES

RESOLVED: That the minutes of the meeting held on the 16 February 2023 be approved as a correct record and signed by the Chairman.

79 PLANNING APPLICATIONS

Consideration was given to the report of the Corporate Director of Place and Community as contained on pages 435 to 571 of the Book of Reports and on pages 597 to 602 of the Late Information Report.

(Notes:

1. The Chairman agreed to move planning application 2022/0900/FUL relating to Old Gore Barn, Altcar Lane, Great Altcar to be the first application to be considered at the request of the applicant due to personal reasons.
2. Councillor G Clandon spoke as Ward Councillor in connection with planning application 2022/0642/FUL relating to Land to the South of Chancel Way, Burscough and left the Chamber at the conclusion of this item.
3. Councillor J Howard spoke as Ward Councillor in connection with planning application 2022/1167/FUL relating to Co-op Food, 1 Hoole Lane, Banks.
4. The Planning Services Manager had declared non-pecuniary interests in respect of planning applications 2022/0642/FUL, Land to the South of Chancel Way, Burscough and 2021/0507/ARM relating to the site of the former Yew Tree Farm, Higgins Lane, Burscough and therefore did not take part in the decision-making process for these two applications.
5. Councillor A Blundell left the Chamber during consideration of planning application 2022/0769/FUL relating to Bungalow Farm, Heatons Bridge Road, Scarisbrick as he had declared a pecuniary interest on this application and therefore took no part in the decision making process.)

80 2022/0642/FUL - LAND TO THE SOUTH OF CHANCEL WAY, BURSCOUGH

The Corporate Director of Place and Community submitted a report on planning application number 2022/0642/ARM relating to Land to the South of Chancel Way, Burscough.

RESOLVED: (A) That the decision to grant planning permission be delegated to the Corporate Director of Place and Community in consultation with the Chairman or Vice-Chairman of the Planning Committee subject to the applicant entering into a S106 of Town and Country Planning Act 1990 to require:

McCarthy and Stone, on implementation of the new planning permission (or subsequent s73) (if applicable);

- Make a contribution of £118,000 towards off-site affordable housing

If the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as outlined above) is not completed within 3 months of the date of the Committee resolution, the Corporate Director of Place and Community be given delegated authority to **Refuse** this application.

- (B) That any planning permission granted by the Corporate Director of Place and Community pursuant to the above recommendation be subject to the conditions and reasons as set out on pages 447 to 454 of the Book of Reports.

81 2022/0916/FUL - 2 GREYSTOKES, AUGHTON

The Corporate Director of Place and Community submitted a report on planning application number 2022/0916/FUL relating to 2 Greystokes, Aughton.

RESOLVED: That planning application 2022/0916/FUL relating to 2 Greystokes be approved subject to the conditions and reasons as set out on pages 467 to 471 of the Book of Reports.

82 2022/1164/FUL - 10 MIDDLEWOOD ROAD, AUGHTON, ORMSKIRK, LANCASHIRE

The Corporate Director of Place and Community submitted a report on planning application number 2022/1164/FUL relating to 10 Middlewood Road, Aughton.

RESOLVED: That planning application 2022/1164/FUL relating to 10 Middlewood Road, Aughton be approved subject to the conditions and reasons as set out on pages 487 to 488 of the Book of Reports and with the following additional condition and reason as set out below:-

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 14 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

An appropriate assessment must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved

remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent harm to public health, to prevent pollution of the water environment and to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

83 2022/0769/FUL - BUNGALOW FARM, HEATONS BRIDGE ROAD, SCARISBRICK

The Corporate Director of Place and Community submitted a report on planning application number 2019/0747/FUL relating to Bungalow Farm, Heatons Bridge Road, Scarisbrick.

RESOLVED: That planning application 2019/0747/FUL relating to Bungalow Farm, Heatons Bridge Road, Scarisbrick be deferred to allow for a light impact assessment to be submitted for the polytunnels.

84 2022/1154/FUL - ELLAN VANNIN, LONG HEYS LANE, DALTON

The Corporate Director of Place and Community submitted a report on planning application number 2022/1154/FUL relating to Ellan Vannin, Long Heys Lane, Dalton.

RESOLVED: That planning application 2022/1154/FUL relating to Ellan Vannin, Long Heys Lane, Dalton be deferred for a site visit to take place to assess possible overdevelopment and the impact on the neighbouring property.

85 2022/0109/FUL - COPELANDS FARM, DRUMMERSDALE LANE, SCARISBRICK

The Corporate Director of Place and Community submitted a report on planning application number 2022/0109/FUL relating to Copelands Farm, Drummersdale Lane, Scarisbrick.

RESOLVED: That planning application 2022/0916/FUL relating to Copelands Farm, Drummersdale Lane, Scarisbrick be approved subject to the conditions and reasons as set out on pages 531 to 532 of the Book of Reports and with an additional planning condition as set out on page 601 of the Late Information Report.

86 2021/0507/ARM - SITE OF FORMER YEW TREE FARM, HIGGINS LANE, BURSCOUGH

The Corporate Director of Place and Community submitted a report on planning application number 2021/0507/ARM relating to the Site of Former Yew Tree Farm Higgins Lane, Burscough.

RESOLVED: That planning application 2021/0507/ARM relating to the Site of

Former Yew Tree Farm, Higgins Lane, Burscough be approved subject to the conditions and reasons as set out on pages 546 to 548 of the Book of Reports.

87 2022/1167/FUL - CO-OP FOOD, 1 HOOLE LANE, BANKS

The Corporate Director of Place and Community submitted a report on planning application number 2022/1167/FUL relating to Co-op Food, 1 Hoole Lane, Banks.

RESOLVED: That planning application 2022/1167/FUL relating to Co-op Food, 1 Hoole Lane, Banks be approved subject to the conditions and reasons as set out on page 557 of the Book of Reports.

88 2023/0008/FUL - OLD GORE BARN, ALTCAR LANE, GREAT ALTCAR, LIVERPOOL

The Corporate Director of Place and Community submitted a report on planning application number 2023/0008/FUL relating to Old Gore Barn, Great Altcar Lane, Great Altcar, Liverpool.

RESOLVED: That planning application 2023/0008/FUL relating to Old Gore Barn, Great Altcar Lane, Great Altcar, Liverpool be deferred for a site visit to allow members to assess the site.

89 ENFORCEMENT CHARTER

Consideration was given to the report of the Corporate Director of Place and Community as set out on pages 573 to 595 of the Book of Reports the purpose of which was to seek the adoption of a revised and updated Planning Services Enforcement Policy.

RESOLVED: That the Planning Services Enforcement Policy attached at Appendix 2 to the report be endorsed for approval by Council and operated from 1 May 2023.

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Chairman