

PLANNING COMMITTEE

HELD: Thursday, 7 September 2023

Start: 7.00 p.m.

Finish: 8.18 p.m.

PRESENT:

Councillor: A Fowler (Acting Chairman)

Councillors: A Blundell S Patel
P Burnside E Pope
G Dowling L Webster
A Fennell J Witter
P Hogan

Officers: Steve Faulkner, Planning Services Manager
David Delaney, Legal Assistant (Planning)
Jill Ryan, Principal Democratic Services Officer
Danielle Valenti, Planning Assistant Solicitor
Hollie Griffiths, Planning Assistant Solicitor

In attendance: Councillor J Gordon (Burscough Bridge and Rufford Ward)

23 APOLOGIES

There were no apologies for absence received.

24 MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule 4, the Committee noted the termination of Councillors Owen and Anderson and the appointments of Councillors Burnside and Dowling for this meeting only, thereby giving effect to the wishes of the Political Groups.

25 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no urgent items of business received.

26 DECLARATIONS OF INTEREST

1. Councillor A Blundell declared a non-pecuniary interest in respect of planning application 2023/0231/FUL relating to the Wildfowl and Wetlands Trust, Martin Mere, Fish Lane, Burscough as he recently had become a Member of the Wildfowl and Wetlands Trust.
2. Councillor A Blundell declared a pecuniary interest in respect of planning application 2022/1210/FUL relating to land adjacent the Old School, Higher Lane, Dalton, Wigan as the company he worked for handled the sale of the property and that he would therefore leave the Chamber during consideration of this application and take no part in the decision making process.

27 DECLARATIONS OF PARTY WHIP

There were no Declarations of Party Whip.

28 MINUTES

RESOLVED: That the minutes of the meeting held on the 27 July 2023 be approved as a correct record and signed by the Chairman.

29 PLANNING APPLICATIONS

Consideration was given to the report of the Corporate Director of Transformation, Housing and Resources as contained on pages 219 to 291 of the Book of Reports and on pages 293 to 296 of the Late Information Report.

(Notes:

1. An Objector and the Applicant spoke in connection with planning application 2023/0444/FUL relating to 39 Brandreth Drive, Parbold.
2. An Objector and the Applicant spoke in connection with planning application 2023/0231/FUL relating to The Wildfowl and Wetlands Trust, Martin Mere, Fish Lane, Burscough.
3. Councillor A Blundell had declared a non-pecuniary interest in respect of planning application 2023/0231/FUL relating to The Wildfowl and Wetlands Trust, Martin Mere Fish Lane, Burscough.
4. Councillor A Blundell had a declared a pecuniary interest in respect of planning application 2022/1210/FUL relating to Land Adjacent the Old School, Higher Lane, Dalton and therefore left the Chamber during consideration of this application and took no part in the decision making process.

30 2023/0169/FUL - LANE FARM, MOSSY LEA ROAD, WRIGHTINGTON

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2023/0169/FUL relating to Lane Farm, Mossy Lea Road, Wrightington.

RESOLVED: That planning application 2023/0169/FUL relating to Lane Farm, Mossy Lea Road, Wrightington be deferred at the request of Officers to allow for further consideration.

31 2023/0444/FUL - 39 BRANDRETH DRIVE PARBOLD

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2023/0444/FUL relating to 39 Brandreth Drive, Parbold.

RESOLVED: That planning application 2023/0444/FUL relating to 39 Brandreth Drive, Parbold be approved subject to the conditions and reasons as set out on pages 238 to 240 of the Book of Reports and with a revision to Condition 5 and an additional condition as set out below:-

Amended Condition 5

The building/extension hereby permitted shall be used wholly in conjunction with, and ancillary to the use of 39 Brandreth Drive, Parbold; as a single dwelling-house and shall not be used as a separate independent unit of residential accommodation, or for use for business purposes, holiday letting or air bed and breakfast uses.

Reason

The proposed development lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit complying with Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Additional Condition

All first floor windows on the rear (south west) elevation of the rear extension hereby permitted shall be non-opening and remain fixed shut at all times.

Reason

To protect the privacy and amenity of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

32 **2022/1210/FUL - LAND ADJACENT TO THE OLD SCHOOL HOUSE, HIGHER LANE, DALTON**

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2022/1210/FUL relating to Land Adjacent to the Old School House, Higher Lane, Dalton.

RESOLVED: That planning application 2022/1210/FUL relating to Land Adjacent to the Old School House, Higher Lane, Dalton be approved subject to the conditions and reasons as set out on pages 256 to 258 of the Book of Reports and that a further condition and a revision to Condition 6 as set out on page 294 of the Late Information Report

be added and with an amendment to Condition 6 and an additional Condition as set out below:-

Amended Condition 6

The allotment and replacement building hereby permitted shall be for the personal and private use of the applicant at all times. No trade or business use unconnected to the permitted use of the land shall be carried out at any time, including any use of the replacement building for the storage of building materials.

Reason

To safeguard the amenities of occupants of existing dwellings located in the vicinity of the application site and to comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

Additional Condition

The replacement building hereby permitted shall be externally completed in accordance with the applicant's submitted statement of 5 September 2023 (i.e. no later than 31 January 2024) and all existing loose materials removed from site.

Reason

To ensure a satisfactory external appearance and to comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

33 2022/1333/FUL - WOODSIDE BARN, CRANES LANE, LATHOM

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2022/1333/FUL relating to Woodside Barn, Cranes Lane, Lathom.

RESOLVED: That planning application 2022/1333/FUL relating to Woodside Barn, Cranes Lane, Lathom be approved subject to the conditions and reasons as set out on pages 272 to 276 of the Book of Reports and with a further condition as set out on page 296 of the Late Information Report and with the amendment to Condition 9 and with an additional condition as set out below:-

Amended Condition 9

Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and

approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
- Hard surfaced areas and materials,
- Planting plans including additional trees adjacent to the hedgerow on the western boundary of the site, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- Existing plants / trees to be retained
- A detailed regime for the ongoing and longer term management and maintenance of all soft landscaping is also required to be submitted for approval.

Additional Condition

Prior to the first occupation of the hereby approved dwelling all outbuildings existing on the application site at the time shall be removed in their entirety from the site.

Reason

To ensure that the development does not harm openness of the Green Belt in accordance with Policy GN1(b) of the West Lancashire Local Plan 2012-2027 Development Plan Document and National Planning Policy Framework - Protecting Green Belt Land.

34 2023/0231/FUL - MARTIN MERE, FISH LANE, BURSCOUGH, ORMSKIRK

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2023/0231/FUL relating to Martin Mere, Fish Lane, Burscough, Ormskirk.

RESOLVED: That planning application 2023/0231/FUL relating to Martin Mere, Fish Lane, Burscough, Ormskirk be approved subject to the conditions (delegated powers following conclusion of matters regarding the HRA with Natural England) and reasons as set out on page 288 of the Book of Reports.

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Chairman