

PLANNING COMMITTEE

HELD: Thursday, 18 January 2024

Start: Time Not Specified.

Finish:

PRESENT:

Councillor: G Owen (Chairman)
A Fowler (Vice-
Chairman)G Owen
(Chairman)

Councillors: A Fowler M Anderson
A Blundell A Fennell
P Hogan S Patel
E Pope Webster
J Witter

In attendance: K Jukes (Rural North East Ward)
R Bailey (Rural North East Ward)
I Rigby (Rural South Ward)

Officers: S Faulkner, Planning Services Manager
Kate Jones, Planning Services Team Leader
David Delaney, Legal Assistant (Planning)
Jill Ryan, Principal Democratic Services Officer
Danielle Vallenti, Planning Assistant Solicitor
Hollie Griffith, Planning Assistant Solicitor

50 APOLOGIES

There were no apologies for absence received.

51 MEMBERSHIP OF THE COMMITTEE

There were no changes to the membership of the Committee.

52 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no urgent items of business received.

53 DECLARATIONS OF INTEREST

There were no Declarations of Interest received.

54 DECLARATIONS OF PARTY WHIP

There were no Declarations of Party Whip.

55 **MINUTES**

RESOLVED: That the minutes of the meeting held on the 23 November 2023 be approved as a correct record and signed by the Chairman.

56 **PLANNING APPLICATIONS**

Consideration was given to the report of the Corporate Director of Transformation, Housing and Resources as contained on pages 445 to 572 of the Book of Reports and on pages 573 to 584 of the Late Information Report.

(Notes:

1. Councillor Ian Rigby spoke in connection with planning application 2023/0847/FUL relating to 15 Skelmersdale Road, Bickerstaffe..
2. An Objector and the Agent spoke in connection with planning application 2023/0819/FUL relating to 192 Briars Lane, Lathom.
3. Councillor Blundell left the Chamber during consideration of planning application 2022/0626/FUL relating to The Aviary Restaurant, Blindman's Lane, Ormskirk and therefore took no part in the decision making process for this application).

57 **2023/0922/FUL - CHORLEY CONCRETE, APPLEY LANE NORTH, APPLEY BRIDGE, WIGAN**

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2023/0922/FUL relating to Chorley Concrete, Appley Lane North, Appley Bridge, Wigan.

RESOLVED: That planning application 2023/0922/FUL relating to Chorley Concrete, Appley Lane North, Appley Bridge, Wigan be deferred for Officers to consider late representations received from Network Rail.

58 **2022/0908/FUL - OTTERBROOK, MOSS LANE, BANKS**

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2022/0990/FUL relating to Otterbrook, Moss Lane, Banks.

RESOLVED: That Planning application 2022/0908/FUL relating to Otterbrook, Moss Lane, Banks be deferred by Officers following a representation received from Lancashire County Council's Highway's Department.

59 **2023/0847/FUL - 15 SKELMERSDALE ROAD, BICKERSTAFFE**

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2023/0847/FUL relating to 15 Skelmersdale Road, Bickerstaffe.

RESOLVED: That planning application 2023/0847/FUL relating to 15 Skelmersdale Road, Bickerstaffe be refused on the following grounds and enforcement action: be taken as set out below:-

1. The proposed development by virtue of the scale and design would result in disproportionate additions that would be detrimental to the character and appearance of the dwelling and surrounding street-scene. The proposed development therefore conflicts with Policy GN3 of the West Lancashire Local Plan 2012 - 2027 and supplementary planning document 'Design Guide' (Jan 2008).
2. The proposal development conflicts with the NPPF, Policy GN1 in the West Lancashire Local Plan 2012 – 2027 and policy GB4 in Supplementary Planning Document – Development in the Green Belt in that the development would constitute a disproportionate addition to the building and would be inappropriate development in the Green Belt resulting in undue harm to the openness of the Green Belt. No very special circumstances are submitted to outweigh the resultant harm.
3. The proposed development would result in a loss of light and an overbearing form of development that would be detrimental to the residential amenity of the neighbouring property no. 17 Skelmersdale Road. The proposed development therefore conflicts with Policy GN3 of the West Lancashire Local Plan (2012-2027) Development Plan Document and supplementary planning document 'Design Guide' (Jan 2008).

ENFORCEMENT

1. Demolish the rear dormer/roof extension (as shown on drawing Nos. 020-18D and 023-18D).
2. Following compliance with step 1 above, remove from the land all debris and waste materials resulting from the requirement.

Compliance Period – 4 months

d as per the approved subject to the conditions and reasons as set out on pages 483 to 484 of the Book of Reports.

60 **2023/0819//FUL - 192 BRIARS LANE, LATHOM, ORMSKIRK**

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2023/0819/FUL relating to 192 Briars Lane, Lathom, Ormskirk.

RESOLVED: That planning application 2023/0819/FUL relating to 192 Briars Lane, Lathom, Ormskirk be approved subject to the conditions and reasons as set out on pages 497 to 500 of the Book of Reports with the proposed revised and additional conditions as set out below being delegated to Planning Officers with agreement from the Chairman of the Planning Committee prior to issuing of the Decision Notice:-

Revised Conditions:-

Condition 2

The development hereby approved shall be carried out in accordance with details shown on the following plans and documents as submitted to the Local Planning Authority received on 11 September 2023 (unless otherwise stated) as follows:

Existing Site Plan (1:200) 703/01/R1
Proposed Site Plan 703/02/R2 received 09.01.2024
Proposed Buildings (1:100) 703/03/R1
Proposed Site Plan Tracking (1:200) 703/04/R2 received 09.01.2024
Proposed Forecourt and Canopy (1:100) 703/05/R1
Proposed Site Plan - Roof Level (1:200) 703/06/R2 received 09.01.2024
Existing Buildings to be demolished (1:100) 703/07/R1
Existing Garage Buildings to be demolished (1:100) 703/08/R1
Existing Site Plan Roof level (1:200) 703/09/R1
Proposed Street Elevations & Site Sections (1:200) 703/10/R2 received 09.01.2024
Existing Street Elevations & Site Sections (1:200) 703/11/R1
Site Boundary Plan 703/12/R1
Landscape Proposal 7194.03
Briars Lane PFS & Store Outline Drainage Layout and Details PN0081 PEL XX XX DR Y 0001 P03
External Lighting Lux Plot Rev 1 P5

Reason:

For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan

2012-2027 Development Plan Document.

Condition 11

Prior to the first occupation of any proposed scheme hereby approved, a scheme of acoustic boundary screening in accordance with the specification detailed in Section 4 of the submitted noise report by e3p Ref 50-863-R1-4 dated 30th August 2023 shall be implemented. For the avoidance of any doubt, the recommended acoustic boundary screening scheme as detailed in the above noise impact assessment recommends that; 'a close boarded fencing is proposed around the site at heights of 2 , 2.2 an 3 metres and are shown on the revised Site plan ref 703 02 R3. These are included as barriers with low reflection loss, i.e. a reflecting barrier'. The screening works shall be carried out using only a close boarded fence free from knots and splits and shall be retained and maintained at all times thereafter.

Reason:

To safeguard local residents from noise and disturbance, and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document

Additional Conditions

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Condition 15

Prior to any works commencing on site, a construction environmental management plan (CEMP) shall be submitted to the local planning authority and approved in writing. The CEMP shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration, lighting and dust resulting from the site preparation, demolition, groundwork and construction phases of the development.

Reason:

To safeguard local residents from noise and disturbance, and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document

Condition 16

For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason:

To prevent stones, mud and debris being carried onto the public

highway to the detriment of road safety.

Condition 17

No part of the development hereby approved shall be occupied or opened for trading until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason:

In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

Condition 18

There shall be a one-way system of traffic management through the site; ingress from Briars Lane, (A5209) via the southern access point and egress onto Briars Lane, (A5209) via the northern exit point. Indication of such ingress and egress shall be signed (internally and externally) and marked in accordance with the Traffic Sign Regulations and General Directions 2002.

Reason:

In the interests of highway safety.

Condition 19

No building or use hereby permitted shall be occupied or the use commenced until the motorcycle parking provision shown on the approved plans has been completed. The area shall thereafter be kept free of obstruction and available for the parking of motorcycles only at all times.

Reason:

To ensure the provision and availability of adequate motorcycle parking and to allow for the effective use of the parking areas.

Condition 20

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

Reason:

To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

Condition 21

The proposed development shall not be operated in a manner which gives rise to noise levels greater than 45db; when measured at the boundary of property no. 190 Briars Lane.

Reason:

To safeguard local residents from noise and disturbance, and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document

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61 **2022/0626/FUL - THE AVIARY RESTAURANT, BLINDMAN'S LANE, ORMSKIRK**

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2022/0626/FUL relating to The Aviary, Blindman's Lane, Ormskirk.

RESOLVED: That planning application 2022/0626/FUL relating to The Aviary, Blindman's Lane, Ormskirk be approved subject to the conditions and reasons as set out on pages 511 to 513 of the Book of Reports.

62 **2023/0663/PIP - LAND SOUTH OF HOLMESWOOD ROAD, RUFFORD**

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2023/0663/PIP relating to Land South of Holmeswood Road, Rufford.

RESOLVED: That planning application 2023/0663/PIP relating to Land South of Holmeswood Road, Rufford be approved subject to the conditions and reasons as set out on pages 522 to 523 of the Book of Reports.

63 **2019/0867FUL - 31 BECCONSALL LANE, HESKETH BANK**

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2019/0867/FUL relating to 31 Becconsall Lane, Hesketh Bank.

RESOLVED: That planning application 2019/0867/FUL relating to 31 Becconsall Lane, Hesketh Bank be approved subject to the conditions and reasons as set out on pages 538 to 545 of the Book of Reports.

64 **2023/0581/FUL - LAND TO THE SOUTH OF INGRAM, BIRCH GREEN, SKELMERSDALE**

The Corporate Director of Transformation, Housing and Resources submitted a report on planning application 2023/0581/FUL relating to Land to the South of

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HELD: Thursday, 18 January 2024

Ingram, Birch Green, Skelmersdale.

RESOLVED: That planning application 2023/0581/FUL relating to Land to the South of Ingram, Birch Green, Skelmersdale be approved subject to the conditions and reasons as set out on pages 558 to 565 of the Book of Reports.

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Chairman