

PLANNING COMMITTEE

HELD: 8 December 2016

Start: 7.30PM

Finish: 22.55PM

PRESENT:

Councillor: G Dowling (Chairman)

Councillors: I Ashcroft
T Devine
C Marshall
M Nixon
R Pendleton
A Pritchard
Mrs M Westley

Cooper
D Evans
D McKay
D O'Toole
E Pope
D Westley
A Yates

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

In attendance: Councillor J. Hodson (Portfolio Holder – Planning)
Councillor G. Hodson (Ashurst Ward)
Councillor Moran (Leader of the Council)

45 **APOLOGIES**

There were no apologies for absence received.

46 **MEMBERSHIP OF THE COMMITTEE**

In accordance with Council Procedure Rule No. 4, the Committee noted the termination of Councillor Mrs. Baybutt and the appointment of Councillor D. Westley for this meeting only, thereby giving effect to the wishes of the Political Groups.

47 **URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN**

There were no urgent items of business.

48 **DECLARATIONS OF INTEREST**

1. Councillor O'Toole declared a pecuniary interest in respect of the Agenda Item 8 Granville Park Conservation Area Character Appraisal Update as he lives within the Conservation Area Site.
2. In line with Constitution 17.1 of the Constitution, the Officers Code of Conduct, the Head of Development Management, Mrs. C. Thomas declared an interest in respect of Agenda Item 9 – Application to carry out works to trees subject to a Tree Preservation Order at 54 Tower Hill, Ormskirk as her brother lives near to the property in question and she would therefore leave the Chamber.

3. The Director of Development and Regeneration declared that he would leave the Chamber during discussion on Planning Application No. 2016/0832/FUL relating to the Former Silver Birch Hotel, Flordon, Birch Green, Skelmersdale given his regeneration role.

49 **DECLARATIONS OF PARTY WHIP**

There were no declarations of Party Whip.

50 **MINUTES**

RESOLVED: That the minutes of the meeting held on the 10 November 2016 be approved as a correct record and signed by the Chairman.

51 **PLANNING APPLICATIONS**

The Director of Development and Regeneration submitted a report on planning applications (all prefixed 2016 unless otherwise stated) as contained on pages 869 to 935 and on pages 1027 to 1031 detailing late information.

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

1062/FUL; 0832/FUL

B: That planning application 0279/ARM relating to Henry Alty Limited, Station Road, Hesketh Bank be refused for the following reasons:-

1. The proposed scheme shows significant encroachment of residential development into the coastal zone and is therefore contrary to Policy EN2 of the West Lancashire Replacement Local Plan 2012-2027 Development Plan Document.

2. The proposed scheme fails to provide an acceptable amount, type and distribution of affordable housing and therefore fails to comply with Policy RS2 of the West Lancashire Replacement Local Plan 2012-2027 Development Plan Document.

C. That in respect of planning application 0769/ARM relating to Land to the East of Whalleys Road, Skelmersdale:

1. That the decision to grant planning permission be delegated to the Director of Development and Regeneration in consultation with the Chairman or Vice-Chairman of the Planning Committee subject to a Deed of Variation (planning obligation) under S106 of the Town and Country Planning Act 1990 being entered into as set out in paragraph 6.31 of the report.

2. That any planning permission granted by the Director of

Development and Regeneration pursuant to recommendation 1 above be subject to the conditions as set down on pages 927 to 929 of the Book of Reports and with an additional condition as stated below.

Condition 8

No development shall commence until further details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include:

- a) The methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
- b) Calculations which demonstrate that the surface water run-off will not exceed the pre-development greenfield runoff rate;
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation, including phasing as applicable;
- e) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltration rates;
- f) Details of water quality controls, where applicable;
- g) Details of any temporary flow routes and attenuation ponds required to manage surface water throughout the development period;
- h) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company;
- i) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - on-going inspections relating to performance and asset condition assessments
 - operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- j) Means of access for maintenance and easements where applicable.

The approved scheme shall be implemented in accordance with the agreed timetable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason 8

1. To ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development and to ensure that water quality is not detrimentally impacted by the proposal in accordance with Policy GN3 of the West Lancashire Local Plan 2012-20127.

(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. 0279/FUL and 0789/ARM.
2. The Director of Development and Regeneration, Mr. J. Harrison left the Chamber during consideration of Planning Application No. 2016/0832/FUL relating to the Former Silver Birch Hotel, Flordon, Birch Green, Skelmersdale.
3. In accordance with Regulatory Procedure Rule 7(b) Councillor G. Hodson spoke in connection with application no. 0769/ARM relating to Land to the East of Whalleys Road, Skelmersdale.
4. The Chairman of Dalton Parish Council, Parish Cllr Howard spoke in connection with planning application 0769/ARM relating to Land to the East of Whalleys Road, Skelmersdale.)

52 GRANVILLE PARK CONSERVATION AREA CHARACTER APPRAISAL UPDATE

Consideration was given to the report of the Director of Development and Regeneration which sought support from members in respect of the Character Appraisal update for Granville Park Conservation Area boundary and the making of a new Article 4 Direction as identified in the appendices of the report.

RESOLVED: That the properties as indicated on the plan circulated at the meeting be included in the Granville Park Conservation Area these being the Bowling Green at the rear of the Cockbeck Tavern and the cottages at the top of Winifred Lane.

(Note: During consideration of this item Councillors G. Hodson, J. Hodson and O'Toole left the meeting and were not present for the remainder of the meeting).

53 APPLICATION TO CARRY OUT WORKS TO TREES SUBJECT TO A TREE PRESERVATION ORDER AT 54 TOWER HILL, ORMSKIRK

Consideration was given to the report of the Director of Development and Regeneration as contained on pages 1021 to 1025 of the Book of Reports. The purpose of which was to advise Members of an application to carry out works to two trees at 54 Tower Hill, Ormskirk the subject of a Tree Preservation Order (TPO) No. 17 1993.

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RESOLVED: That the Council does not object to the works applied for subject to a Condition to prune the trees to the British Standard 3998:2010.

(Note: Mrs. C. Thomas, the Head of Development Management left the meeting during consideration of this item and was not present for the remainder of the meeting).

- CHAIRMAN -