

Planning Committee

Planning Committee 13 February 2020

Present: Councillor Iqbal in the Chair; Councillors Bax, Mrs Brooks, Darby, Ms Eaves, Khan, Landless, Mein, Moss, Shannon and Mrs Whittam

Apologies: Councillor Borrow

Officers in Attendance:

Mrs N Beardsworth	– Head of Development Management and Building Control
Mr P Cousins	– Development Management Team Leader
Mr R Major	– Principal Planning Officer
Mr J Mercer	– Principal Planning Officer
Mr B Sandover	– Senior Planning Officer
Mr I Blinkho	– Senior Legal Officer

PL114 Chair's Announcements

There were none.

PL115 Notification of Substitute Members

Resolved – That the appointment of Councillor Khan in substitution for Councillor Borrow, in accordance with Procedure Rule 4, be noted.

PL116 Declarations of Interests

Councillor Landless declared his personal and prejudicial interest in applications 06/2019/0772 and 06/2019/0773.

Councillor Mein declared a prejudicial interest in application 06/2018/0884 insofar as she was a board member of Community Gateway Association who were joint applicants.

PL117 Planning Applications List

The Director of Development submitted reports on 15 applications for consideration by the Committee.

Planning Committee

(Mr Hughes, agent for the applicant, addressed the Committee on the following item.)

PL118 06/2018/0072 - Foresters Hall, Great Shaw Street (Previous Minute - 11.07.19 - PL 17)

The Director of Development presented a report on an outline planning application seeking approval for access, appearance, scale and layout for a 21 storey building comprising of 299 studios/ apartments with ancillary communal facilities, car and bike parking following demolition of the existing building at Foresters Hall, Great Shaw Street.

Resolved – That (i) subject to a Section 106 obligation being secured providing for 30% affordable housing and a financial contribution to a travel plan implementation and monitoring, planning permission be granted subject to the conditions outlined in the report; and

(ii) in the event that a satisfactory Section 106 Agreement is not concluded by 21 February 2020, or other agreed extension of time, authority be delegated to the Director of Development to refuse the planning permission on the grounds that the obligations which make the development acceptable have not been legally secured.

All Members (11) voted in favour of the above resolution.

PL119 06/2018/0705 - Land to the north of Hoyles Lane & east at Sidgreaves Lane, Lea (Previous Minute - 05.03.19 - PL 103)

The Director of Development presented a report on an application for 48 dwellings, with associated vehicular access, landscaping and associated infrastructure at land to the north of Hoyles Lane and east of Sidgreaves Lane, Lea.

Resolved – That (i) subject to a section 106 obligation being secured providing for 30% affordable housing, contributions to bus services, the East/West Link Road, pedestrian and cycle linkages and a Travel Plan, planning permission be granted subject to conditions outlined in the report; and

(ii) in the event that a satisfactory Section 106 Agreement is not concluded by 28 February 2020, or other agreed extension of time, authority be delegated to the Director of Development to refuse the planning permission on the grounds that the obligations which make the development acceptable have not been legally secured.

All Members (11) voted in favour of the resolution.

Planning Committee

(Mr Percy, agent for the applicant, addressed the Committee on the following item.)

PL120 06/2018/0885 - Land off Riversway and west of Dodney Drive, Lea (Previous Minute - 07.11.19 - PL 71)

The Director of Development presented a report on an outline planning application seeking approval of access for up to 280 dwellings with associated infrastructure and open space at land off Riversway and west of Dodney Drive, Lea.

Resolved – That i) subject to a Section 106 Obligation being secured for providing on-site affordable housing, primary school places, travel plan support and the future management of the public open space, planning permission be granted subject to conditions outlined in the report; and

ii) in the event that a satisfactory Section 106 Obligation is not concluded by 21 February 2020, or other agreed extension of time, authority be delegated to the Director of Development to refuse planning permission on the grounds that the obligations which make the development acceptable have not been legally secured.

All Members (11) voted in favour of the resolution.

(Ms Smith, agent for the applicant, addressed the Committee on the following item.)

PL121 06/2018/1157 - Land adjacent 329 Preston Road (Previous Minute - 05.03.19 - PL 102)

The Director of Development presented a report on an outline planning application for 30 dwellings and associated infrastructure with access from Preston Road (all other matters reserved) at land adjacent 329 Preston Road.

He recommended that the application be refused for the reason outlined in the report.

It was moved and seconded that the application be deferred for a site visit to enable the Committee to see the site in context on the ground.

Resolved – That the application be deferred for a site visit.

All Members (9) voted in favour of the resolution except for Councillor Shannon (1) who voted against and Councillor Moss (1) who abstained from voting.

Planning Committee

(Mr Phillips, agent for the applicant, addressed the Committee on the following item.)

PL122 06/2019/0365 - Former Whittingham Hospital Site, Whittingham Lane, Whittingham (Previous Minute - 07.11.19 - PL 70)

The Director of Development presented a report on an outline planning application seeking approval for access from Henry Littler Way and Cumeragh Lane for the development of up to 750 dwellings; the redevelopment of the Whittingham and Goosnargh Sports and Social Club and associated outdoor facilities; approximately 1.5 hectares of land reserved for delivery of a primary school and associated development; redevelopment of the former waste water treatment works for up to three dwellings; landscaping, public open space and other on-site infrastructure (all matters reserved) at Former Whittingham Hospital Site, Whittingham Lane, Whittingham.

Resolved – That i) subject to a Section 106 Obligation being secured for the delivery of on-site affordable housing, funding for school places, funding for public transport, funding for a travel plan co-ordinator, sustainable transport measures and the maintenance and management of public open space, planning permission be granted subject to condition outlined in the report and the additional conditions detailed in the late changes report relating to a site wide travel plan; and

ii) in the event that a satisfactory Section 106 Obligation is not concluded by 14 February 2020, or other agreed extension of time, authority be delegated to the Director of Development to refuse planning permission on the grounds that the obligations which make the development acceptable have not been legally secured.

All Members (11) voted in favour of the resolution.

(Miss Wilks, agent for the applicant, addressed the Committee on the following item.)

PL123 06/2019/1037 - Land north of, Eastway (Previous Minute - 05.12.19 - PL 87)

The Director of Development presented a report on an application for 195 dwellings with associated infrastructure and landscaping at land north of Eastway.

Resolved – That (i) subject to a Section 106 Obligation being secured for providing on-site and off-site affordable housing, the implementation and future management of the open space and play area, financial contributions

Planning Committee

towards public transport and alternative waste collection provision, planning permission be granted subject to conditions outlined in the report; and

(ii) in the event that a satisfactory Section 106 Agreement is not concluded by 21 February 2020, or other agreed extension of time, authority be delegated to the Director of Development to refuse the Planning permission on the grounds that the obligations which make the development acceptable have not been legally secured.

All Members (11) voted in favour of the resolution.

(Councillor Mein left the meeting and did not take part during consideration of the following items.)

(Ms Woodburn, a resident objector, addressed the Committee on the following item.)

**PL124 06/2018/0811 - Goosnargh Cottage, 826 Whittingham Lane
(Previous Minute - 06.12.18 - PL 67)**

The Director of Development presented a report on an outline planning application for up to 65 dwellings (access applied for only) at Goosnargh Cottage, 826 Whittingham Lane and land to the south/rear of Chingle Hall Cottage, 780-818 Whittingham Lane and Goosnargh Cottage, 826 Whittingham Lane.

Resolved – That the application be refused for the reason set out in the report.

All Members (10) voted in favour of the resolution.

(Ms Woodburn, a resident objector, addressed the Committee on the following item.)

(Mr Lee, agent for the applicant, addressed the Committee on the following item.)

**PL125 06/2018/0867 - Land north of Whittingham Lane, Goosnargh
(Previous Minute - 06.12.18 - PL 68)**

The Director of Development presented a report on an outline planning application for up to 145 dwellings with access from Whittingham Lane and other associated infrastructure (access applied for only) at land north of Whittingham Lane, Goosnargh.

Resolved – That the application be refused for the reason set out in the report.

All Members (10) voted in favour of the resolution.

Planning Committee

(Ms Woodburn, a resident objector, addressed the Committee on the following item.)

PL126 06/2019/0311 - Land South of Whittingham Lane, Goosnargh (Previous Minute - 05.09.19 - PL 43)

The Director of Development presented a report on an outline planning application seeking approval for 80 dwellings and car parking area for Goosnargh Methodist Church with access from Whittingham Lane (all other matters reserved) at land south of Whittingham Lane, Goosnargh.

Resolved – That the application be refused for the reason set out in the report.

All Members (10) voted in favour of the resolution.

(Councillor Landless left the meeting room during consideration of the following two items.)

(Ms Woodburn, a resident objector, addressed the Committee on the following item.)

(Ms Leggett, agent for the applicant, addressed the Committee on the following item.)

PL127 06/2019/0772 - Land north east of Swainson Farm, Goosnargh Lane (Previous Minute - 07.11.19 - PL 66)

The Director of Development presented a report on an outline planning application seeking approval for access only for up to 87 dwellings (all other matters reserved) at land north east of Swainson Farm, Goosnargh Lane.

Resolved – That the application be refused for the reason set out in the report.

All Members (9) voted in favour of the resolution.

(Ms Woodburn, a resident objector, addressed the Committee on the following item.)

(Ms Leggett, agent for the applicant, addressed the Committee on the following item.)

Planning Committee

PL128 06/2019/0773 - Land at Swainson Farm, Goosnargh Lane (Previous Minute - 07.11.19 - PL 67)

The Director of Development presented a report on an outline planning application seeking approval for access only for up to 40 dwellings (all matters reserved) at land at Swainson Farm, Goosnargh Lane.

It was moved and seconded that the application be deferred for a site visit to enable the Committee to see the site in context on the ground. The Chair put the motion to defer to a vote:-

All Members (6) voted against the motion except for Councillors Bax and Shannon (2) who voted in favour and Councillor Darby (1) who abstained from voting.

It was then

Resolved – That the application be refused for the reason set out in the report.

All Members (8) voted in favour of the resolution except for Councillor Bax (1) who voted against.

**(Councillor Landless returned for the remainder of the meeting.)
(Ms Woodburn, a resident objector, addressed the Committee on the following item.)**

(Ms Leggett, agent for the applicant, addressed the Committee on the following item.)

PL129 06/2018/0732 - Land to the rear of 126A Whittingham Lane, Broughton (Previous Minute - 06.12.18 - PL 66 and 10.01.19 - PL 79)

The Director of Development presented a report on an outline planning application for up to 111 dwellings and associated works following demolition of 126A Whittingham Lane and with all matters reserved except for access at land to the rear of 126A Whittingham Lane, Broughton.

Resolved – That the application be refused for the reason set out in the report.

All Members (8) voted in favour of the resolution except for Councillors Bax and Moss (2) who abstained from voting.

(Ms Woodburn, a resident objector, addressed the Committee on the following item.)

Planning Committee

(Mr Fisher, joint applicant, addressed the Committee on the following item.)

PL130 06/2018/0884 - Bushells Farm, Mill Lane (Previous Minute - 10.01.19 - PL 81)

The Director of Development presented a report on an outline planning application for up to 140 dwellings with all matters reserved except access at Bushells Farm, Mill Lane.

Resolved – That the application be refused for the reason set out in the report.

All Members (7) voted in favour of the resolution except for Councillor Bax (1) who voted against and Councillors Darby and Moss (2) who abstained from voting.

(Mr Parker, representing Barton Parish Council, addressed the Committee on the following item.)

(Mr Salthouse, agent for the applicant, addressed the Committee on the following item.)

PL131 06/2019/0752 - Land at Cardwell Farm, Garstang Road, Barton (Previous Minute - 03.10.19 - PL 55)

The Director of Development presented a report on an outline planning application for up to 151 dwellings and a community building with associated works (access applied for only) at land at Cardwell Farm, Garstang Road, Barton.

Resolved – That the application be refused for the reason set out in the report.

All Members (10) voted in favour of the resolution.

(Councillor Mein returned for the remainder of the meeting.)

(Mr Gornall, a resident objector, addressed the Committee on the following item.)

(Mr Parker, representing Barton Parish Council, addressed the Committee on the following item.)

(Ms Leyland, agent for the applicant, addressed the Committee on the following item.)

Planning Committee

PL132 06/2019/0866 - Land to the north of, Jepps Lane, Barton (Previous Minute - 07.11.19 - PL 65)

The Director of Development presented a report on an outline planning application seeking approval for access only for a residential development of up to 125 dwellings (all other matters reserved) at land to the north of Jepps Lane, Barton.

Resolved – That the application be refused for the reason set out in the report.

All Members (11) voted in favour of the resolution.

PL133 Date of Next Meeting

The date of the next ordinary meeting of this Committee is Tuesday 3 March 2020 at 2.30pm at the Town Hall, Preston.