

Planning Committee

Planning Committee 5 November 2020

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

Apologies: Councillors Morgan

**Officers in
attendance:**

Mrs N Beardsworth	– Head of Development Management and Building Control
Mr R Major	– Principal Planning Officer
Mr J Mercer	– Principal Planning Officer
Mr B Sandover	– Senior Planning Officer
Mr C Blackburn	– Planning Policy Team Leader
Mr I Blinkho	– Senior Legal Officer
Mr Z Bapu	– Senior Member Services Officer

PL42 Chair's Announcements

The Chair invited Ms N Beardsworth to give an update on the Central Lancashire Local Plan Memorandum of Understanding and Statement of Co-Operation relating to the provision and distribution of housing land supply. Ms Beardsworth gave a presentation to the Committee.

The Chair thanked the Officers for their efforts whilst undertaking Covid work whilst the Authority area was designated as an Area of Intervention. As a result of this the previous meeting had to be cancelled.

PL43 Notification of Substitute Members

There were none.

PL44 Declarations of Interests

Councillor Mein declared her personal and prejudicial interest in application 06/2020/0652 insofar as she was a Board Member of Community Gateway Association.

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PL45 Minutes

Resolved - That the minutes of a meeting of this Committee held on 3 September 2020 be noted and signed as a correct record.

PL46 Planning Applications List

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

He also submitted a schedule of 206 applications, all of which had been determined or processed by him under delegated powers.

Resolved – That the schedule of delegated decisions be noted.

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

PL47 06/2020/0614 - Cardwells Farm

The Director of Development and Housing presented a report on an outline application for up to 151 dwellings and community building with associated works (access applied for only) (re-submission of outline application (06/2019/0752) at land at Cardwells Farm, Garstang Road.

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

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

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

PL48 06/2019/1275 - Tabley Lane (200)

The Director of Development and Housing presented a report on an outline planning application for up to 200 dwellings (Class C3), public open space, landscaping and associated engineering operations (access applied for only) at land North of Tabley Lane.

Resolved – That i) subject to a Section 106 obligation being secured for a financial contribution towards off-site affordable housing, the future management of the public open space and the East-West Link Road, planning permission be granted subject to conditions listed in the report; and

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ii) in the event that a satisfactory Section 106 obligation is not concluded by 6th November 2020, or other agreed extension of time, delegate authority to the Director of Development and Housing to refuse planning permission on the grounds that the obligations which make the development acceptable have not been legally secured.

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

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

PL49 06/2019/0856 - Avenham Street

The Director of Development and Housing presented a report on an application for four blocks ranging from seven to sixteen storeys high, comprising of 294 one and two bedroom residential apartments with basement parking, associated external works and landscaping at the car park on Avenham Street.

Resolved – That the application be approved subject to conditions listed in the report and the additional conditions (24-27) outlined in the late changes report.

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

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

PL50 06/2018/0732 - 126A Whittingham Lane

The Director of Development and Housing presented a report on an outline 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 outlined in the report.

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

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

PL51 06/2018/1157 - 329 Preston Road

The Director of Development and Housing presented a report on an outline planning application for 30 dwellings and associated infrastructure with

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access from Preston Road (all other matters reserved) land adjacent 329 Preston Road.

The Director recommended that the application be refused.

Contrary to the advice of the Director of Development and Housing it was moved and seconded that subject to conditions and a Section 106 Obligation planning permission be granted for the following reason:

The village has been extended in the past, to the south of Preston Road, and therefore it is not considered that this development would result in a further extension of the village into Open Space. The development would constitute infill development, and would provide affordable housing. The benefits of the development would outweigh the conflict with the Development Plan.

The Chair put the motion to a vote and it was

Resolved – That i) subject to a S106 obligation being secured for providing on-site affordable housing, education provision and the future management of the public open space, planning permission be granted subject to conditions listed in the report which was presented to Committee on 5 March 2019; and

ii) in the event that a satisfactory Section 106 obligation is not concluded by 12 November 2020, or other agreed extension of time, delegate authority to the Director of Development and Housing to refuse planning permission on the grounds that the obligations which make the development acceptable have not been legally secured.

All Members (8) voted in favour of the resolution except for Councillors Landless and Mrs Whittam (2) who voted against.

(Councillor Mein left the meeting during consideration of the following item.)

PL52 06/2020/0652 - Tom Benson Way

The Director of Development and Housing presented a report on an application for 35 dwellings on land off Tom Benson Way.

Resolved – That i) subject to a Section 106 Obligation being secured providing for 30-100% on-site affordable housing provision, the provision of surface upgrades to the Canal towpath, and management and maintenance of amenity greenspace on-site, planning permission be granted subject to conditions listed in the report including the amended and additional condition outlined in the late changes report ; and

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ii) the event that a satisfactory Section 106 Obligation is not concluded by 12th November 2020, or other agreed extension of time, delegate authority 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 (9) voted in favour of the resolution.

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

PL53 Recent Planning Appeals - Decisions and Submissions

The Director of Development submitted a report on Planning Appeals and Performance.

Resolved – That the report be noted.

PL54 Date of Next Meeting

The date of the next ordinary meeting of this Committee is Thursday 3 December 2020 at 10.00am.