

# Planning Committee

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## Planning Committee 7 January 2021

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

**Apologies:** Councillors Ms Eaves

**Officers in attendance:**

Mrs N Beardsworth	– Head of Development Management and Building Control
Mr P Cousins	– Development Management Team Leader
Mr J Evans	– Senior Planning Officer
Mr R Major	– Principal Planning Officer
Mr J Mercer	– Principal Planning Officer
Mr B Sandover	– Senior Planning Officer
Ms V Cartwright-Bremner	– Planning Officer
Ms L Holden	– Planning Officer
Mr I Blinkho	– Senior Legal Officer
Mr Z Bapu	– Senior Member Services Officer

### PL66 Chair's Announcements

The Chair paid tribute to former Councillor and Chair of the Planning Committee, Mr R Atkins, who had passed away on 30 December 2020. The Committee held a minute silence in respect for Mr Atkins and sent their condolences to Councillor Mrs Atkins and the family.

### PL67 Notification of Substitute Members

There were none.

### PL68 Declarations of Interests

Councillor Moss declared his personal and prejudicial interest in applications 06/2020/1058 and 06/2020/1144.

Councillor Mein declared her personal and prejudicial interest in applications 06/2020/0977, 06/2020/0992, 06/2020/1141 and 06/2020/1144.

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Councillor Landless declared his personal and prejudicial interest in application 06/2020/0922 and 06/2020/0923.

### **PL69 Minutes**

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

### **PL70 Planning Applications List**

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

He also submitted a schedule of 111 applications, all of which had been determined or processed by him under delegated powers.

**Resolved** – That the schedule of delegated decisions be noted.

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

### **PL71 06/2020/0966 - Sandy Lane**

The Director of Development and Housing presented a report on an outline planning application for the erection of a local centre including flexible floorspace (Use Class E), drinking establishments (sui generis), and hot food takeaways (sui generis), medical centre (Class E(e)), public house (sui generis) with hotel accommodation (Class C1), and retirement apartments (Class C2) (all matters reserved) at land west of Sandy Lane, Cottam.

**Resolved** – That the application be approved subject to conditions outlined in the report.

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

**(Councillor Mein left the meeting during consideration of the following two items.)**

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

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

### **PL72 06/2020/0977 - Dean Farm, Whittingham Lane**

The Director of Development and Housing presented a report on an outline planning application seeking approval for access only for residential

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development for up to 32 dwellings (all other matters reserved) at Dean Farm, Whittingham Lane.

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

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

**(Ms Sweeney, the applicant addressed the Committee on the following item.)**

**PL73 06/2020/0992 - Land at Sidgreaves Lane**

The Director of Development and Housing presented a report on a Reserved Matters application (namely access, appearance, landscaping, layout and scale) pursuant to outline permission 06/2012/0145 (varied under S73 application 06/2016/0046) for 119 dwellings at land at Sidgreaves Lane.

**Resolved** – That the application be approved subject to conditions outlined in the report.

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

**(Councillor Mein returned to the meeting.)**

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

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

**PL74 06/2020/1058 - Former Baffitos, Navigation Way**

The Director of Development and Housing presented a report on an application for two and three storey 64 bedroom care home and 16 supported living apartments for adults with learning disabilities in a three storey building, together with car parking, servicing and waste collection area, walkway and landscaped grounds with access from Navigation Way, following demolition former restaurant and bar at former Baffito's Restaurant and Bar, Navigation Way, Ashton-on-Ribble.

**Resolved** – That the application be approved subject to conditions outlined in the report.

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

**(Councillor Moss returned to the meeting.)**

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

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

**PL75 06/2020/1087 - Garstang Rd, Bilborrow**

The Director of Development and Housing presented a report on an outline application seeking approval for access only for up to 100 dwellings with associated works (all other matters reserved) (resubmission of 06/2019/1244) at land off, Garstang Road, Bilborrow.

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

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

**(Mr Ingham, resident objector addressed the Committee on the following item.)**

**(Mr Clarke, resident objector addressed the Committee on the following item.)**

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

**PL76 06/2020/1136 - North of Whittingham Lane**

The Director of Development and Housing presented a report on an outline application seeking approval for access only for residential development up to 145 dwellings with access from Whittingham Lane and other associated infrastructure (all other matters reserved) (Resubmission of 06/2018/0867) at land north of Whittingham Lane, Goosnargh.

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

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

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

**PL77 06/2020/1165 - Harris Library**

The Director of Development and Housing presented a report on an application for alterations to the building comprising external infill screening to east and south elevations, new doorway to east elevation, poster boxes to south and west elevations, portico to west elevation and six obelisks at Harris Library.

**Resolved** – That the Committee is minded to approve subject to the conditions outlined in the report following referral to the Secretary of State.

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

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### **PL78 06/2020/1166 - Harris Library**

The Director of Development and Housing presented a report on an application for a Listed Building Consent for external alterations comprising external infill screening to east and south elevations, new doorway to east elevation, poster boxes to south and west elevations and portico to west elevation and internal alterations comprising repairs to roof and roof glazing, new and repaired floor finishes, installation of blinds to central rotunda, internal partitions, lift and escape stairway, new internal doorway to second floor, washrooms, cafe preparation and changing facilities and widening of public walkway to eastern entrance, following removal of existing mezzanine floor, internal partitions and fire escape stairway at Harris Library Museum And Art Gallery, Harris Street

**Resolved** – That the Committee is minded to approve subject to the conditions outlined in the report following referral to the Secretary of State.

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

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

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

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

### **PL79 06/2020/0922 - Swainson**

The Director of Development and Housing presented a report on an outline application seeking approval for access only for up to 40 dwellings (all other matters reserved) (resubmission of 06/2019/0773) at land at, Swainson Farm, Goosnargh Lane.

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

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

**(Ms Kumari, resident objector, addressed the Committee on the following item.)**

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

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

### **PL80 06/2020/0923 - Swainson**

The Director of Development and Housing presented a report on an outline application seeking approval for access only for up to 87 dwellings (all

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other matters reserved) (resubmission of 06/2019/0772) at land north east of, Swainson Farm, Goosnargh Lane.

**Resolved** – That the application be refused for the reasons 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.)**

### **PL81 06/2020/1086 - Unit A, Deepdale Shopping Park**

The Director of Development and Housing presented a report on an application for Variation of condition 1 (Approved Plans) of planning permission 06/2019/1024 for Construction of mezzanine floor space within existing retail unit for retail (Class E(a)) and leisure (Class E(d)) at Unit A - Toys R Us, Deepdale Shopping Park, Blackpool Road.

**Resolved** – That i) subject to a Section 106 obligation being secured for a financial contribution towards upgrading the traffic signals at the junction with the site to Blackpool Road, planning permission be granted subject to conditions listed in the report; and

ii) in the event that a satisfactory Section 106 obligation is not concluded by 15 January 2021, 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.**

**(Councillor Mein left the meeting during consideration of the following two items.)**

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

**(Mr Hargreaves, resident objector, addressed the Committee on the following item.)**

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

### **PL82 06/2020/1141 - Bushells Farm**

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

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

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

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

**(Ms Hastings, representing the Broughton Parish Council, addressed the Committee on the following item.)**

**(Mr Bell, resident objector, addressed the Committee on the following item.)**

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

### **PL83 06/2020/1144 - A Touch of Spice**

The Director of Development and Housing presented a report on an application for two part two/part three storey buildings containing 52 affordable apartments for people aged over 55 (Class C3) with associated landscaping, car parking and new access off Woodplumpton Lane at A Touch Of Spice, 521 Garstang Road.

**Resolved** – That i) subject to a Section 106 obligation being secured providing for 100% affordable housing provision, and restriction of occupation of the development to those aged over 55 only, planning permission be granted subject to conditions listed in the report (excluding conditions 3 and 4) including the additional condition on the late changes report; and

ii) in the event that a satisfactory Section 106 obligation is not concluded by 17 January 2021, 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.

**The following Members voted in favour of the resolution:-**

**Councillors Bax, Borrow, Iqbal, Morgan and Shannon (5)**

**And the following Members voted against:-**

**Councillors Darby, Landless and Mrs Whittam (3)**

**(Councillors Mein and Moss returned for the remainder of the meeting.)**

**The Chair agreed to take the following item as an 'Urgent Item' for the following reason. A decision is required in connection with the appeals**

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mentioned in the report as the Council's Statement of Case raises the matter of cumulative impact. The Planning Inspectorate has asked for clarity on this issue by Friday 8th January 2021. Any delay in clarifying the position would prejudice the Council's substantive case and might lead to an application for an award of costs as unreasonable delay can be deemed to be unreasonable conduct in the appeal process. The matter cannot wait for the next meeting of the Committee.

### PL84 Urgent Item

The Director of Development and Housing presented a report for Planning Committee to consider whether or not the Council should argue at the forthcoming inquiry arranged to consider the below appeals that the cumulative impacts of the above proposals adjacent to Goosnargh, which are also the subject of current planning applications/appeals, some of which appear on this agenda, would result in a radical change to the character of the rural village.

The applications are now all the subject of a conjoined appeal that is following the inquiry procedure and the conjoined Public Inquiry is due to commence on Tuesday 13<sup>th</sup> April 2021.

The report related to the following applications:

<u>Application number</u>	<u>Site address</u>	<u>Proposal</u>
06/2018/0811	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	Outline planning application for up to 65no. dwellings (access applied for only)
06/2018/0884	Bushells Farm, Mill Lane	Outline planning application for up to 140no. dwellings with all matters reserved except for access
06/2019/0311	Land south of Whittingham Lane	Outline application seeking approval for 80no. dwellings and car parking area for Goosnargh Methodist Church with access from Whittingham Lane (all other matters reserved)
06/2019/0772	Land north east of Swainson	Outline planning



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	Farm, Goosnargh Lane	application seeking approval for access only for up to 87no. dwellings (all other matters reserved)
06/2019/0773	Land at Swainson Farm, Goosnargh Lane	Outline planning application seeking approval for access only for up to 40no. dwellings (all other matters reserved)

**Resolved** – That the Planning Committee agreed that, in addition to the original reason for refusal, the Council should present a case at the forthcoming inquiry into the appeals for the applications listed above in paragraph 1.3 that:

The cumulative impacts of the proposal and other proposals adjacent to Goosnargh, which are the subject of current planning applications/appeals, would result in a radical change to the character of the rural village. Not only would the scale of development proposed by the application proposal and other proposals collectively destroy its character as a rural settlement and its intimate relationship with the surrounding countryside, by surrounding the village on all sides with suburban new development, but they would also represent rapid and unsustainable unplanned growth, which would be inappropriate and contrary to the aims of Policy 1 of the Core Strategy and Policy EN1 of the Local Plan, which seek to limit development in such rural locations to small scale, infill development. The need to promote sustainable development, set out in paragraph 8 of the Framework, involves bringing forward land of the right type in the right place with accessible services. By virtue of the location of application proposal, and other proposals adjacent to Goosnargh, the proposed development would demonstrably fail to do this. The proposed development is contrary to Policy 1 of the Central Lancashire Core Strategy, Policy EN1 of the Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the National Planning Policy Framework.

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

### **PL85 Recent Planning Appeals - Decisions and Submissions**

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

**Resolved** – That the report be noted.

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### **PL86 Date of Next Meeting**

The date of the next ordinary meeting of this Committee is Thursday 4 February 2021 at 10.00am on Skype.