

SOUTH RIBBLE BOROUGH COUNCIL

Planning Committee

Meeting held at 6.00pm on Wednesday, 13th March, 2013 in Shield Room, Civic Centre, West Paddock, Leyland, PR25 1DH

Present:-

Councillors Mr J Hesketh (chairman)

Councillors Mr C Crook, Mr W Evans, Mrs M Green Mr P A Foster, Mr J D Marsh, Mrs C J Moon, Ms S M Prynn, Mr P G R Stettner, Mr M V Tomlinson, Mr J G Walton, Mr D J Watts and Mr B Yates

In Attendance:-

John Dalton (Director of Planning and Housing), David Whelan (Legal Services Manager), Helen Hockenhill (Planning Manager), James Wallwork (Democratic Services Officer), Janice Crook (Planning Officer) and Chris Sowerby (Planning Officer)

Public Attendance:-

92 members of the public were present

Officers:-

No other officers were present.

Councillors M A Green, Hughes, Mrs M Smith and P Smith were also in attendance.

Minute No.	Description/Resolution
128	<p>Welcome and Introductions</p> <p>The chairman, Councillor Hesketh, welcomed members of the public to the meeting and introduced the committee and explained the proceedings and the role of its members.</p>
129	<p>Apologies for Absence</p> <p>An apology for absence was submitted on behalf of Councillor Mrs Gardner.</p>
130	<p>Declarations of Interest</p> <p>Councillor Evans declared a pecuniary interest in planning application 07/2012/0740/FUL and a personal interest in planning application 07/2012/0744/FUL.</p> <p>Councillor Marsh declared a personal interest in planning application 07/2012/0740/FUL.</p> <p>Councillor Mrs Moon declared a prejudicial interest in planning application 07/2012/0744/FUL.</p> <p>Councillor Crook declared a prejudicial interest in the item on the Site Allocations and Development Management Policies DPD Site 'W' Masterplan: - Land between Heatherleigh and Moss Lane, Farington</p>
131	<p>Minutes of the Last Meeting</p> <p>RESOLVED: (12 Yes, 0 No, 1 Abstention)</p> <p>That the minutes of the meeting held on 13 February 2013 be approved as a correct record and signed by the chairman.</p>

132

Planning Application 07/2012/0669/FUL - Ams Trading Estate, Brownhill Lane, Longton

Address: Ams Trading Estate, Brownhill Lane, Longton, Preston, PR4 4SG

Applicant: Chestnut Property Development

Agent: Bramley - Pate + Partners, 184 - 186 Station Road, Bamber Bridge, PR5 6SE

Development:

Erection of Residential Development comprising of 8no detached dwellings, 3no semi-detached and 2no 1 bedroomed flats including associated infrastructure/ landscaping works following demolition of existing workshop/warehouse buildings (includes affordable housing)

RESOLVED: (10 Yes, 3 No, 0 Abstention)

That the committee be minded to approve the application and that the decision be delegated to the Director of Planning and Housing in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure a financial contribution towards the provision of off-site public open space as part of the development and details of number, type and tenure of on-site affordable housing.

RECOMMENDED CONDITIONS:

1. That the development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

2. Each dwelling hereby permitted shall be constructed to achieve Level 4 in the Code for Sustainable Homes.

REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy

3. No phase or sub-phase of the development shall begin until details of a 'Design Stage' assessment and related certification have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved assessment and certification.

REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy

4. No dwelling shall be occupied until a letter of assurance detailing how that plot has met the necessary Code Level has been issued by an approved code assessor and approved in writing by the Local Planning Authority. The Final Code Certificate for each dwelling shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the dwelling being occupied.

REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy

5. That no work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority. (When brick, tile, slate etc samples are due for inspection by the Authority please telephone the relevant planning officer to arrange inspection of the samples on site.)

REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 of the Core Strategy and Quality of Development Policy 1 in the South Ribble Local Plan.

6. Prior to the commencement of development, a ground level survey to include existing ground levels and existing and proposed ground and slab levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with this scheme.

REASON: To ensure the satisfactory appearance and drainage of the site and to accord

with Quality of Development Policy QD1 in the South Ribble Local Plan.

7. That no part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a Section 278 Agreement, under the Highways Act 1980. The agreed scheme shall then be fully implemented prior to the first occupation of any of the residential units hereby approved.

REASON: In the interests of highway safety and other highway users as required by Quality of Development Policy QD1 of the South Ribble Local Plan.

8. Prior to the commencement of development an operational vehicle wheel washing facility shall be provided in a location(s) on the site to be first agreed with the Local Planning Authority. The facility shall be provided for the duration of the development for use by drivers of all construction vehicles using the site. The wheel washing facility shall be utilised as necessary to avoid the deposits of mud and / or materials on the public highway.

REASON: In the interests of highway safety and other highway users in accordance with Quality of Developments Policy QD1 in the South Ribble Local Plan.

9. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any built development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy 3 of the Core Strategy.

10. That before the amended access from Brownhill Lane is used for vehicular purposes visibility splays, details of which are to be agreed in writing with the Local Planning Authority in consultation with the local Highway Authority, shall be provided in a southern direction to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: In the interest of highway safety in accordance with Policy 3 of the Core Strategy and Quality of Development Policy QD1 in the South Ribble Local Plan.

11. Prior to the commencement of development the parking areas and manoeuvring areas identified on Drawing No. 2645 SK.0.1B (Site Layout Plan) shall be surfaced or paved in accordance with a scheme to be approved in writing with the Local Planning Authority and prior to the first use of the respective residential unit the associated car parking space/s shall be marked out and retained for the parking of vehicles and they shall not be used for any other purpose.

REASON: To ensure the provision and retention of adequate on site parking facilities and in accordance with Quality of Development Policy QD1 in the South Ribble Local Plan.

12. Notwithstanding the provisions of the Town and County Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

REASON: In the interest of highway safety in accordance with Policy 3 of the Core Strategy and Quality of Development Policy QD1 in the South Ribble Local Plan.

13. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority for approval in writing:

a) As the desk study prepared by Thomas Consulting has identified potential issues regarding contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall

include tan identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

b) A remediation statement detailing the recommendations and remedial measures to be implemented within the site.

c) On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developers prior to occupation of the first and subsequent dwellings.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 of the Core Strategy and Environment Policy ENV9 in the South Ribble Local Plan.

14. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for

i) Loading and unloading of plant and materials

ii) Storage of plant and materials used in constructing the development

iii) The location of the site compound

iv) Wheel washing facilities

v) Measures to control the emission of dust and dirt during construction

vi) Measures to control the emission of noise during construction

vii) Details of all external lighting to be used during the construction

viii) A scheme for recycling/disposing of waste resulting from demolition and construction works

ix) Details of piling activities

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.

15. No machinery shall be operated; no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times: 0800 hrs to 1800 hrs Monday to Friday 0800 hrs to 1300 hrs Saturday

No activities shall take place on Sundays, Bank or Public Holidays.

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan.

16. All glazing of the elevations facing Chapel Park Road and along the length of the site facing the Longton Bypass shall be designed to ensure a minimum sound reduction index (Rw) of 40 dB Rw (C:Ctr). Prior to the commencement of any works details of the proposed glazing specification shall be submitted to the Local Planning Authority for written approval.

REASON: To safeguard the living conditions of prospective residents particularly with regard to the effects of noise in accordance with Quality of Development Policy QD1 in the South Ribble Local Plan.

17. Prior to the commencement of any works on site an assessment for the presence of invasive plants, as identified under the Wildlife and Countryside Act 1981, shall be undertaken and the results submitted to the Local Planning Authority for approval along with a detailed methodology for the removal of any identified invasive plants.

REASON: To prevent the spread of invasive species so as to accord with Policy 22 of the Central Lancashire Core Strategy.

18. In accordance with the Control of Asbestos Regulations 2012 a refurbishment/demolition

survey is required prior to the demolition of the existing workshop/warehouse buildings. This considers the likelihood of asbestos containing materials being disturbed, together with details of the proposed measures to minimise and mitigate any disturbance. A competent surveyor must be used who is part of The United Kingdom Accreditation Service (UKAS).
REASON: To protect human health and the environment with regard to the effects of asbestos in accordance with Quality of Development Policy QD1 in the South Ribble Local Plan.

19. The development hereby approved shall proceed in full accordance with the recommendations set out in the Ecological Survey and Assessment (ref. RB-12-151). The timescale for implementation shall be agreed in writing with the Local Authority before the commencement of any work on site.

REASON: To protect habitats of wildlife, in accordance with Environment Policies ENV4 and ENV5 in the South Ribble Local Plan

20. That any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place between March and July inclusive of any year, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.

REASON: To protect habitats of wildlife, in accordance with Environment Policy ENV4 in the South Ribble Local Plan.

21. That the existing trees and hedging on site identified the 'Landscaping Design' plan (Ref. 2645 SK.32.2) as being retained shall be protected for the duration of the development, including the erection of protective fencing, in accordance with BS 5387, 1991 "Trees in Relation to Construction". No tree shall be wilfully damaged or destroyed, uprooted, felled lopped or topped during that period without the written consent of the local planning authority. Any tree removed without such consent or dying or being severely damaged or becoming diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

REASON: To prevent damage to trees during construction works in accordance with Policy 17 in the Central Lancashire Core Strategy and QD7 in the South Ribble Local Plan.

22. That full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of the amenity of neighbouring residential properties so as to accord with Quality of Development Policy QD1 in the South Ribble Local Plan.

23. Prior to the commencement of development a landscaping scheme, including habitat creation as mitigation for works to be undertaken within the Biological Heritage Site, shall be submitted to and be approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 5837, 2005 with any stock complying with the specification of BS 3936 (Part 1) 1992 in the first planting and seeding seasons following the commencement of the development or such extension of this time as may be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of the amenity and appearance of the area in accordance with Quality of Development Policy QD7 in the South Ribble Local Plan.

24. That prior to the commencement of the development hereby approved a scheme for the disposal of foul and surface water and for the provision and implementation of a surface water regulation system shall be submitted to and be approved in writing by the Local Planning Authority. The surface water drainage from any private drive must not discharge onto the existing adopted highway. This scheme shall be implemented during construction in

	<p>accordance with the approved plans. REASON: To safeguard local watercourses and avoid pollution of the water environment so as to accord with Policy 29 of Core Strategy.</p> <p>25. Prior to the commencement of development, full details of the bin facilities within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved bin facilities shall be provided prior to first occupation of any of the dwellings and be retained as such thereafter. REASON: To ensure the satisfactory appearance of the site in accordance with Quality of Development Policy QD1 in the South Ribble Local Plan.</p> <p>26. Prior to the commencement of development, details of all boundary treatments, screen fencing, walling and means of enclosure shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details which shall in any event be provided prior to the occupation of the respective dwelling. REASON: To ensure the provision and retention of adequate screening in the interest of amenity in accordance with Quality of Development Policy QD1 in the South Ribble Local Plan.</p> <p>27. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans SK.0.1.B (Site Layout), SK.0.2 (House Type 1A), SK.0.3 (House Type 1A), SK.0.4 (House Type 2A), SK.0.5 (House Type 2A), SK.0.6 (House Type 3A), SK.0.7 (House Type 3A), SK.0.8 (House Type 4), SK.0.9 (House Type 4), SK.0.10 (House Type 5), SK.0.11 (House Type 5), SK.0.13 (House Type 6), SK.0.12 (House Type 6), SK.0.14A (Street Scene Elevations) SK.31.1 (Site Location Plan) and SK.32.2A (Landscaping Design). REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan.</p>
133	<p>Planning Application 07/2012/0692/ORM - Land Between Coote Lane and Church Lane, Farington Moss</p> <p>Address: Land Between Coote Lane and Church Lane, Farington Moss, Lancashire</p> <p>Applicant: Mr Peter and Mrs Sheilagh Chester and Mr Michael Gould</p> <p>Agent: Mr Peter Crompton, BE Group, 1st Floor, 501 Birchwood One Business Park, Dewhurst Road, Warrington, WA3 7GB</p> <p>Development: Outline application for the erection of 107 dwellings - 105 dwellings to be served off Coote Lane and 2 no dwellings accessed from Church Lane (Access applied for)</p> <p>UNANIMOUSLY RESOLVED: Refused</p> <p>REASONS FOR REFUSAL:</p> <p>1. The proposal, by virtue of its nature, scale and degree of permanence, is contrary to Policy D8: Safeguarded Land of the South Ribble Local Plan as the development would prejudice possible long term, comprehensive development of the wider safeguarded site and area.</p> <p>2. The application site is proposed to be allocated as Safeguarded Land in Policy G3 of the Submitted Site Allocations DPD. The proposal, by virtue of its nature, scale and degree of permanence, is contrary to Policy G3: Safeguarded Land of the Submitted Site Allocations DPD as the development would prejudice possible long term, comprehensive development of the wider safeguarded site and area.</p> <p>3. Insufficient information has been submitted that demonstrates that the proposed development will not prejudice highway safety and the movement of highway users,</p>

	<p>therefore the proposal is contrary to Policy 3 of the Central Lancashire Core Strategy and policy QD1 of the South Ribble Local Plan.</p> <p>4. The information submitted to support the application currently fails to demonstrate that the site can appropriately integrate with the draft LCC Central Lancashire Highways and Transport Master Plan and that the proposal can contribute to the necessary transport infrastructure to appropriately mitigate the impact of the development on the highway network. Therefore the proposal is contrary to Core Strategy Policy 3.</p> <p>5. Insufficient information has been submitted to demonstrate that there will be no adverse impacts on wildlife or their habitats to enable an informed view to be made on the proposed development. Therefore the proposal is considered to be contrary to Policy 22 in the Central Lancashire Core Strategy and Policy ENV4 in the South Ribble Local Plan</p>
134	<p>Planning Application 07/2012/0740/FUL - Chestnut House Farm, Wham Lane, Little Hoole</p> <p>Councillor Evans declared a pecuniary interest in the following application as he worked for an objector and therefore, under the Code of Conduct for Elected Members, left the meeting and did not take part in the consideration of the application. Councillor Marsh declared a personal interest in the following application as he received a pension from an objector, but was able under the Code of Conduct for Elected Members, to remain in the meeting and take part in the consideration of the application.</p> <p>Address: Chestnut House Farm, Wham Lane, Little Hoole, PR4 4SY</p> <p>Applicant: Mr Harry Sutton</p> <p>Agent: Mr Robert Schiller, Coldside, Bailey, Newcastleton, Roxburghshire, TD9 0TR</p> <p>Development: Erection of 4 no. Wind turbines - 1 no. 12kW (15m to hub and 18.6 to tip) turbine to north of Wham House Farm, 2 no. 100kW (32.2m to hub and 45.7m to tip) turbines to east of Chestnut House Farm and 1 no. 50kW (24.6m to hub and 34.2m to tip) turbine to east of Moss Farm). Resubmission of planning application 07/2011/0304/FUL</p> <p>UNANIMOUSLY RESOLVED: Refused.</p> <p>REASONS FOR REFUSAL:</p> <p>1. The proposal constitutes inappropriate development in the Green Belt. It is not considered that the applicant has demonstrated exceptional circumstances to justify the proposal, it would harm the character and openness of the Green Belt contrary to Green Belt policy and the economic benefits of the scheme insufficiently outweigh the harm to the landscape. As such, the proposed development is contrary to Policies D4 and D5 of the South Ribble Local Plan, Para 91 of the National Planning Policy Framework (NPPF), Core Strategy Policies 21 and 28 and Local Plan Policy ENV26.</p> <p>2. The applicant has failed to demonstrate that the development would not have an adverse impact on the safe operation of the ATC radar at Warton Aerodrome and Blackpool International Airport in accordance with the Civil Aviation Authority's publication CAP 393 "Air Navigation: The Order and the Regulations"</p> <p>3. The applicant has failed to demonstrate that the development would not have a significant archaeological impact as a result of the excavation work required for the installation of the turbines. As such the proposed development is contrary to Core Strategy Policy 16 and Policy ENV17 of the South Ribble Local Plan.</p> <p>4. The applicant has failed to demonstrate that the development would not impact on 'at risk' bird species as a result of displacement/disturbance and collision risk. As such the proposed development is contrary to Policy ENV4 of the South Ribble Local Plan.</p>

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Planning Application 07/2012/0744/FUL - Runshaw College, Langdale Road, Leyland

Councillor Evans declared a personal interest in the following application as he was a member of the Runshaw College Community Liaison Committee but was able, under the Code of Conduct for Elected Members, to remain in the meeting and take part in the consideration of the application. Councillor Mrs Moon declared a prejudicial interest in the following application as she was a lecturer for the college and a personal interest as she was a member of the Runshaw College Community Liaison Committee, and therefore, under the Code of Conduct for Elected Members, left the meeting and did not take part in the consideration of the application.

Address: Runshaw College, Langdale Road, Leyland, PR25 3AQ

Applicant: Runshaw College

Agent: Mr John Minnikin, McBains Cooper, Blackfriars House, St Marys Parsonage, Manchester, M3 2JA

Development: Two storey building to provide a Performing Arts Centre following demolition of the existing "Borrowdale" block

RESOLVED: (10 Yes, 1 No, 0 Abstention)

The Committee be minded to approve the application and that the decision be delegated to the Director of Planning and Housing in consultation with the Chairman and Vice-Chairman of the Planning Committee upon the expiration of the consultation period, providing no new issues arise.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg MBS-55778-10 Rev A; MBS-55778-07 Rev B; MBS-55778-08 Rev C; MBS-55778-11; MBS-55778-12; MBS-55778-13; MBS-55778-14 and MBS-55778-15

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:(i) the parking of vehicles of site operatives and visitors(ii) loading and unloading of plant and materials(iii) storage of plant and materials used in constructing the development(iv) the location of the site compound(v) wheel washing facilities(vi) measures to control the emission of dust and dirt during construction(vii) measures to control the emission of noise during construction(viii) details of all external lighting to be used during the construction(ix) a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.

4. Any construction works associated with the development shall not take place except between the hours of 0800 hrs to 1800 hrs Monday to Friday and 0800 hrs to 1300 hrs on Saturday. No construction shall take place on Sundays, Bank or Public Holidays.

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan

5. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at South Ribble Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy ENV9 in the South Ribble Local Plan

6. Prior to the commencement of development, a scheme for the provision of foul and surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.

REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

7. All plant, equipment and machinery used in connection with the operation and maintenance of the site shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in accordance with that specification at all times thereafter.

REASON: To safeguard the amenity of local residents in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan.

8. All glazing to the northern elevation of the building hereby permitted shall be non-opening and shall be designed to ensure a minimum sound reduction index R_w of 35 dB R_w (C:Ctr)

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy

9. Details of sensitive lighting proposals to minimise impacts on foraging bats should be submitted to and approved by the Local Planning Authority in consultation with its ecological advisors. The proposal should follow the latest recognised guidance.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy ENV4 in the South Ribble Local Plan.

10. The development hereby approved shall not be occupied or brought into use until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a BREEAM 'Excellent' rating has been submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to be in accordance with Policy 27 in the Central Lancashire Core Strategy.

11. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority.

REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan

	<p>12. No development shall commence until details of the landscaping of the site including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.</p> <p>The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.</p> <p>Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.</p> <p>REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD7 in the South Ribble Local Plan</p> <p>13. The Performing Arts Centre hereby permitted shall not be open to the public until 18.30pm and shall close by 23.00pm on any day during term time only.</p> <p>REASON: To allow for the effective use of the parking areas in accordance with Policy 3 in the Central Lancashire Core Strategy and in the interests of residential amenity in accordance with Policy QD1 in the South Ribble Local Plan</p>
136	<p>Site Allocations and Development Management Policies DPD Site 'W' Masterplan: - Land between Heatherleigh and Moss Lane, Farington</p> <p>Councillor Crook declared a prejudicial interest in the following item as the agent who had developed the Masterplan was a current client of his and therefore, under the Code of Conduct for Elected Members, left the meeting and did not take part in the consideration of the report.</p> <p>The committee considered a report concerning Site 'W' within the Site Allocations and Development Management Policies DPD which related to land between Heatherleigh and Moss Lane, Farington. The site measures 40 hectares and is currently allocated in the South Ribble Local Plan as D8: Safeguarded Land but is allocated as one of three major sites within the borough for residential development in to the Site Allocations and Development Management Policies DPD (Policy C3).</p> <p>The purpose of the report was to seek endorsement for the broad principles of the development of site 'W'. Bannister Lane dissects site 'W' which results in the site being split into a northern section and a southern section.</p> <p>A representative of the applicants attended and explained the consultation process so far and how this had formed the proposals for the development for the southern section, and recommended that the committee adopt the Masterplan for that part of site 'W'.</p> <p>Councillors Hughes and P Smith, who were in the audience, spoke in favour of the Masterplan and urged the committee to give serious consideration to supporting it. Councillor Hughes added that the council was hoping to secure a five year housing land supply and this site would make a major contribution.</p> <p>County Councillor Green welcomed the report but had one concern regarding the access from the development onto Hugh Lane. He stated that Lowther Crescent and Hugh Lane were already used as a 'rat run' to avoid the Leyland Lane/Golden Hill Lane/Longmeanygate</p>

	<p>junction.</p> <p>Councillors Mrs Green and Mrs Moon welcomed the report but like County Councillor Green had concerns regarding the access onto Hugh Lane and that this would only exacerbate the problems of Lowther Crescent and Hugh Lane being used as a 'rat run'. They were both pleased to see the green open space at the south of the development closest to the properties on Hugh Lane.</p> <p>Councillor Stettner stated that the majority of the highway issues revolved around the Leyland Lane/Golden Hill Lane/Longmeanygate junction and hoped that the issues with the junction would be addressed as part of this development. The Planning Manager stated that this discussion had taken place as part of the Site Allocations Examination the previous day and it was accepted that improvements were required to this junction.</p> <p>UNANIMOUSLY RESOLVED: That the Committee:</p> <p>1) adopts the submitted Masterplan relating for the southern section of site 'W' (land between Heatherleigh and Bannister Lane) for development management purposes subject to provision being made to prevent vehicular access between Lowther Crescent and Hugh Lane; and</p> <p>2) endorses the submitted Masterplan relating to the northern section of site 'W' (land between Bannister Lane and Moss Lane) for consultation purposes.</p>
137	<p>Appeal Decisions</p> <p>Helen Hockenhill, Planning Manager, referred to a recent appeal for The Fields, Long Moss Lane, New Longton (07/2012/0348/OUT) which was an outline application for the erection of 27 dwellings (9no Affordable housing) (access only applied for). She stated that the Inspector had dismissed the appeal and the request for costs by the appellant was refused.</p>

..... Chairman

(The meeting finished at 8.19pm)