
Planning and Footpaths Committee
Wednesday 5th November 2025 at The Interchange Building, Station Approach,
Burscough starting at 7pm

Present

Cllr Horsley Vice Chairman
Cllr Kennedy
Cllr Moss
Cllr Price
Jackie Maguire Clerk

Minutes

1. **Welcome.**
The Vice Chairman opened the November meeting with a warm welcome to Councillors and residents who were in attendance. He noted the fire evacuation procedure.
2. **Apologies for Absence.**
Cllr's Bradley, Bailey and Crawford were accepted.
3. **Disclosure of Pecuniary and Non-Pecuniary Interest.**
Cllr Horsley – non-pecuniary interest planning appeal proposed development Red Cat Lane.
4. **Minutes of previous Meeting of 1st October 2025.**
The minutes of 1st October 2025, were agreed as a true record, proposed by Cllr Kennedy and seconded by Cllr Price with a unanimous vote.
5. **Adjournment for comments from County and Borough Councillors.**
Cllr Hesketh raised the following points: -
Yew Tree Farm development will not be delegated as first advertised by WLBC and will go before the appropriate planning committee at WLBC. He attended a recent Lathom Parish Council meeting and reported that the Council resolved to send a letter to WLBC regarding their infrastructure concerns regarding these proposals.
Cllr Gordan raised the following points: -
Regarding the Yew Tree Farm Development, usually large schemes are determined by the planning committee and would not automatically be delegated, infrastructure remain unchanged with no upgraded included in planning application.
Cllr Pope declared a non-pecuniary interest as a Borough Councillor due to the fact that he is a member of WLBC Planning Committee and will not sway Burscough Town Councils decisions. He raised the following points: -
Due to the Governments housing plan, each council has to have a housing plan for the next 5 years, currently WLBC have a housing plan for 1.8 years for planned development.

6. **Adjournment for Residents Points of Interest.**
 Members of the public attended the meeting to discuss an appeal made by Jones Homes for a proposed development at Red Cat Lane.
 The following points were noted: -
 Amendments to the original plans does not make any difference to comments already made to the original designs, the same issues were raised. It was confirmed by the Town Council that all letters and comments previously submitted were now with the appeals officer and would be considered when making the final decisions. Residents asked for confirmation, if they could make further comments, residents were encouraged to do this. Plot 17, even though there has been amendment it is not sufficient to satisfy the loss of amenity to the neighbouring property. Residents were encouraged to ask for a public meeting / enquiry to enable them to put their own points of view to the inspector in person. A question was raised, can WLBC Planning Committee defend their decision? It was confirmed that WLBC could.
7. **Discuss Planning Applications:**
 2025/0619/FUL – Land At Yew Tree Farm, Higgins Lane – *It was confirmed that the Clerk had asked for an extension for comments which had been agreed until the 5th December 2025. Therefore, it was agreed to defer comments to the next meeting to collate all comments. Action: - All Councillors to read documents on WLBC portal. It was agreed to commission services from a planning consultant up to a value of 1k using the Clerk’s delegated power.*
 2025/0858/PNH – 55 Elm Road – No objections.
8. The email from WLBC was noted regarding planning application 2025/0619/FUL – *will be further discussed at a WLBC planning committee meeting and not as previously advertised for a decision through delegation.*
9. The correspondence was noted from WLBC informing of an appeal made by Jones Homes for a proposed development to land west of Red Cat Lane. *The following comments were noted: - unsuitability of properties, impact on drainage and highway, Spid information now available, request a public enquiry to allow residents to discuss with the inspector how the development with affect their lives. Action: - Clerk to contact Cllr Pollington for Spid summary on Red Cat Lane. Action: - Clerk to register onto the appeals portal and provide the above comments to the Inspector.*
10. Correspondence from WLBC informing that the recent planning appeal had been refused at 2 Lordsgate, Burscough was noted.
11. **Urgent Items Brought Forward by the Chairman**
 a) Correspondence from WLBC informing that an appeal has been made to the Secretary of the State regarding part demolition works and change of use on planning application 2023/0349/FUL – The Slipway, 48 Crabtree Lane, was noted. **Action: - Clerk to contact WLBC to inform that works continue on the site, make representations to the enforcement officer.**
 b) Correspondence from LCC regarding erection of silo, weighbridge and additional containers at M D H Langley Place has now been granted, this was noted.

The next meeting date is Wednesday 3rd December 2025, at The Interchange Building, Station Approach, starting at 7pm.

Meeting Closed 8.25pm