



Jacqui Sinnott-Lacey
Chief Operating Officer

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Thursday, 27 July 2023

**TO: COUNCILLORS G OWEN, A FOWLER, M ANDERSON, A BLUNDELL,
A FENNEL, P HOGAN, S PATEL, E POPE, L WEBSTER AND
J WITTER**

Dear Councillor,

ADDITIONAL LATE INFORMATION – PLANNING COMMITTEE 27 JULY 2023

Please find attached a report containing details of Additional Late Information prepared by the Corporate Director of Transformation, Housing and Resources relating to an item on the agenda for the above-mentioned meeting.

Yours faithfully

A handwritten signature in black ink, appearing to be 'JS', written over a white background.

Jacqui Sinnott-Lacey
Chief Operating Officer

**AGENDA
(Open to the Public)**

- 7. PLANNING APPLICATIONS – ADDITIONAL LATE INFORMATION** 211 - 212
To consider the reports of the Corporate Director of Transformation,
Housing & Resources.

We can provide this document, upon request, on audiotape, in large print, in Braille and in other languages.

For further information, please contact:-
Jill Ryan on 01695 585017
Or email jill.ryan@westlancs.gov.uk



AGENDA ITEM:

**PLANNING COMMITTEE:
27 July 2023**

Report of: Corporate Director of Transformation, Housing & Resources

SUBJECT: ADDITIONAL LATE INFORMATION

1.0 INTRODUCTION

The information below has been received since completion of your Agenda.

2.0 ITEM 7 – PLANNING APPLICATIONS

Item 7F

Application No.	2022/1143/FUL
Location	Valera, Plox Brow, Tarleton
Proposal	Proposed mixed use development - including six dwellings, two blocks of office accommodation and associated access, parking and landscape following demolition of existing buildings.

Following the publishing of the Planning Committee Agenda, the Council has received a 3rd party representation from the occupiers of the motor garage, Plox Brow Motors situated to the rear of the application site boundary. They provide the following comments which Officers note:

We originally purchased our business premises in 1982 down Plox Brow, Tarleton which was identified as an industrial estate.

We have no objection to the latest application that has been submitted as it stands, the plans showing the offices located nearest to us is in fact a relief, keeping the area as it was intended.

The plans that were submitted by the previous owner (Which had been passed) showing 14 houses would've impacted our business terribly. It seemed, that no thought at all was taken into consideration regarding ourselves who operate on a 24/7 basis.

Our main concerns regarding the site are:

- The continued vandalism to the buildings were people are breaking and entering, smashing windows, doors etc
- With us being in close proximity we are very concerned regarding arson as it is becoming a weekly concern with people breaking into the buildings.
- The area is also attracting anti social behaviour – drug taking, drug dealing etc which is also very regular, the police have been made aware of this numerous of times.

With the property being empty for so long and the concerns I have mentioned becoming more frequent, we would welcome a decision urgently so that the above issues can be addressed as soon as possible.

Thank You for your time.

Observations of the Corporate Director of Transformation, Housing & Resources

Officers consider that the matters raised above have been fully addressed within the Committee report. The site is considered to be overdeveloped as there is inadequate space within the layout to provide appropriate landscaping and mitigation for the loss of protected trees. The proposal is not considered to comply with national and local planning policies as set out in the report.

The applicant has further emailed since the above but it does not add any further material considerations relevant to the determination.

The recommendation therefore remains unchanged.
