



Jacqui Sinnott-Lacey
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Wednesday 6 September, 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,

LATE INFORMATION

Please find attached a report containing details of 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' followed by a flourish.

Jacqui Sinnott-Lacey
Chief Operating Officer

AGENDA (Open to the Public)

- 7. PLANNING APPLICATIONS - LATE INFORMATION** 293 - 296
To consider the report of the Corporate Director of Place and
Community.

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:
7 September 2023**

Report of: Corporate Director of Transformation, Housing and Resources

SUBJECT: LATE INFORMATION

1.0 INTRODUCTION

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

2.0 ITEM 7 – PLANNING APPLICATIONS

Item 7A

Application No.	2023/0169/FUL
Location	Lane Farm, Mossy Lea Road, Wrightington, WN6 9RE
Proposal	Retrospective application for demolition of garage, erection of replacement garage, new boundary wall, gate pillars and gates and the widening of an access track

Comments of the Corporate Director of Transformation, Housing and Resources

Application deferred at request of officers from consideration on this agenda to allow for further consultation.

Item 7C

Application No.	2022/1210/FUL
Location	Land adjacent the Old School, Higher Lane, Dalton
Proposal	Part retrospective change of use to allotment for personal use. Demolition of existing outbuilding and construction of new building for storage. Widening of existing access including boundary wall and fencing

Comments of the Corporate Director of Transformation, Housing and Resources

Lancashire County Council have made further comment following a request for clarification confirming that they have no objection to the proposed access arrangements.

The applicant has advised that existing stone and building materials observed in the centre of the site will be used in the final construction of the proposed building. They have also confirmed their intention to officers, that in the event of planning permission being granted, the building will be completed no later than 31 January 2024, using those materials.

To ensure that those materials are cleared in a timely manner, and keeping the site free of further open storage, a further planning condition is attached to secure the building's external completion in this timeframe.

Additionally, it is considered that a further revision is required to condition 6 relating to personal use of the land as allotments, for the avoidance of doubt as regards the buildings purpose.

A further condition is attached as follows:

"The replacement building hereby permitted shall be externally completed in accordance with the applicant's submitted statement of 5 September 2023 (i.e. no later than 31 January 2024) and all existing loose materials removed from site."

Reason: To ensure a satisfactory external appearance and to comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document."

Condition 6 is revised as follows:

"The allotment and replacement building hereby permitted shall be for the personal and private use of the applicant at all times. No trade or business use unconnected to the permitted use of the land shall be carried out at any time, including any use of the replacement building for the storage of building materials."

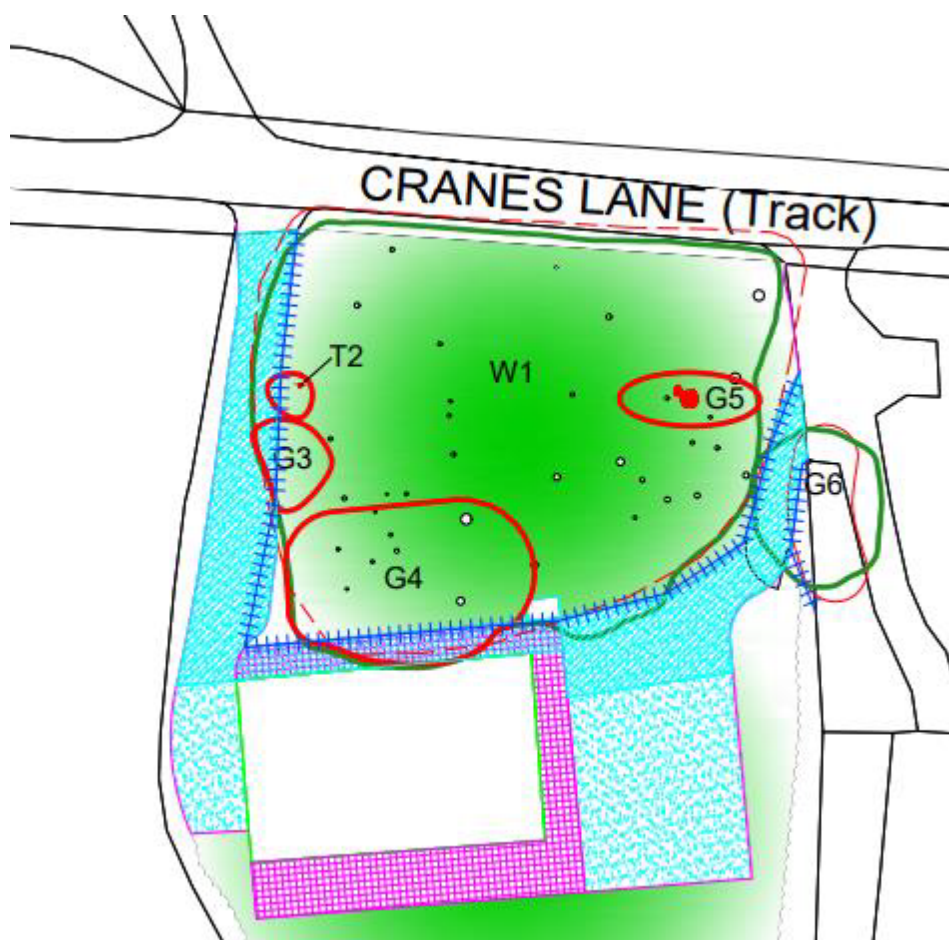
Item 7D

Application No.	2022/1333/FUL
Location	Woodside Barn, Cranes lane Lathom
Proposal	Conversion of a former barn to a new dwelling, including external landscaping work

Additional consultation response received - WLBC Arboricultural Officer

On 3rd November 2022 consent was granted to remove some dead trees. Technically consent isn't needed to remove dead trees. However, it is advised to give 5 days notice. However, they did apply for TPO consent and consent was given to fell as shown in the submitted table and plan below.

T2	Wych Elm	190	13	EM	3	1	1	3	1	Poor	Reasonable shape and form. Kinked stem at base which self-corrects. Tree is in late stages of decline. Limited long-term value. Fell.	>10	U
G3	Standing Dead	200	14	EM	1	1	1	1	1	Dead	Group of 6 standing dead trees on the western edge of W1. Fell.	>10	U
G4	Standing Dead	250	15	M	1	1	1	1	1	Dead	Group of 8 standing dead trees in south-western corner of W1. Fell.	>10	U
G5	Standing Dead	300	15	M	1	1	1	1	4	Dead	x2 standing dead trees on eastern edge of W1. Fell.	>10	U



This does not change my first or second comments as the land is a woodland and appears to have been made to screen an unsightly farm building. The land must be left to regenerate naturally. Therefore, we must consider the impact of trees on the northern elevation of the building.

Comments of Corporate Director of Transformation, Housing and Resources

The relevant application reference for the removal of the trees is T/2022/0144/TPO. Consent has been granted for Removal of dead/dying trees as detailed within the submitted Arboricultural Impact Assessment.

The concerns of the Arboricultural Officer in regard to impacts on the northern elevation of the proposed dwelling have been taken into account by the applicant. As detailed within paragraphs 10.14 and 10.23 of the officer's recommendation report the internal layout of the building has been altered so that the main living and bedrooms of the property are to be located at the rear of the building and store rooms and non habitable rooms at the north (front) of the building. This relieves the expected pressure to prune protected trees in order to gain light to the habitable rooms.

Wooden cabin on site during site visit

Those Members who attended the site visit will recall that a wooden cabin was sited to the rear of the barn.

Comments of Corporate Director of Transformation, Housing and Resources

The applicant has confirmed that this building has been located on site to act as the site office during the construction period only and will be removed upon completion.

To ensure that all additional buildings are removed from site in order to protect the openness of the Green Belt an additional condition is proposed as follows:

Prior to the first occupation of the hereby approved dwelling all outbuildings existing on the application site at the time shall be removed in their entirety from the site.

Reason: To ensure that the development does not harm openness of the Green Belt in accordance with Policy GN1(b) of the West Lancashire Local Plan 2012-2027 Development Plan Document and National Planning Policy Framework - Protecting Green Belt Land.