



Jacqui Sinnott-Lacey
Chief Executive
52 Derby Street
Ormskirk
West Lancashire
L39 2DF

Wednesday, 2 October 2024

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

Dear Councillor,

LATE INFORMATION – PLANNING APPLICATIONS

Please find attached a report containing details of late information, prepared by the Assistant Director of Planning and Regulatory Services, relating to items on the **PLANNING COMMITTEE** being held in the **COUNCIL CHAMBER - 52 DERBY STREET, ORMSKIRK, L39 2DF** on **THURSDAY, 3 OCTOBER 2024** at **7.00 PM**.

Yours faithfully

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

Jacqui Sinnott-Lacey
Chief Executive

**AGENDA
(Open to the Public)**

7. **PLANNING APPLICATIONS – LATE INFORMATION** 151 - 154
To consider the report of the Assistant Director of Planning & Regulatory Services.

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

For further information, please contact:-

Julia Brown/Chloe McNally on 01695 585065 / 585207
Or email julia.brown@westlancs.gov.uk / chloe.mcnally@westlancs.gov.uk

**FIRE EVACUATION PROCEDURE FOR:
COUNCIL MEETINGS WHERE OFFICERS ARE PRESENT
(52 DERBY STREET, ORMSKIRK)**

PERSON IN CHARGE: Most Senior Officer Present
ZONE WARDEN: Member Services Officer / Lawyer
DOOR WARDEN(S) Usher / Caretaker

IF YOU DISCOVER A FIRE

1. Operate the nearest **FIRE CALL POINT** by breaking the glass.
2. Attack the fire with the extinguishers provided only if you have been trained and it is safe to do so. **Do not** take risks.

ON HEARING THE FIRE ALARM

1. Leave the building via the **NEAREST SAFE EXIT**. **Do not stop** to collect personal belongings.
2. Proceed to the **ASSEMBLY POINT** on the car park and report your presence to the **PERSON IN CHARGE**.
3. **Do NOT** return to the premises until authorised to do so by the **PERSON IN CHARGE**.

NOTES:

Officers are required to direct all visitors regarding these procedures i.e. exit routes and place of assembly.

The only persons not required to report to the Assembly Point are the Door Wardens.

CHECKLIST FOR PERSON IN CHARGE

1. Advise other interested parties present that you are the person in charge in the event of an evacuation.
2. Make yourself familiar with the location of the fire escape routes and inform any interested parties of the escape routes.
3. Make yourself familiar with the location of the assembly point and inform any interested parties of that location.
4. Make yourself familiar with the location of the fire alarm and detection control panel.
5. Ensure that the zone warden and door wardens are aware of their roles and responsibilities.
6. Arrange for a register of attendance to be completed (if considered appropriate / practicable).

IN THE EVENT OF A FIRE, OR THE FIRE ALARM BEING SOUNDED

1. Ensure that the room in which the meeting is being held is cleared of all persons.
2. Evacuate via the nearest safe Fire Exit and proceed to the **ASSEMBLY POINT** in the car park.
3. Delegate a person at the **ASSEMBLY POINT** who will proceed to **HOME CARE LINK** in order to ensure that a back-up call is made to the **FIRE BRIGADE**.
4. Delegate another person to ensure that **DOOR WARDENS** have been posted outside the relevant Fire Exit Doors.

5. Ensure that the **ZONE WARDEN** has reported to you on the results of his checks, **i.e.** that the rooms in use have been cleared of all persons.
6. If an Attendance Register has been taken, take a **ROLL CALL**.
7. Report the results of these checks to the Fire and Rescue Service on arrival and inform them of the location of the **FIRE ALARM CONTROL PANEL**.
8. Authorise return to the building only when it is cleared to do so by the **FIRE AND RESCUE SERVICE OFFICER IN CHARGE**. Inform the **DOOR WARDENS** to allow re-entry to the building.

NOTE:

The Fire Alarm system will automatically call the Fire Brigade. The purpose of the 999 back-up call is to meet a requirement of the Fire Precautions Act to supplement the automatic call.

CHECKLIST FOR ZONE WARDEN

1. Carry out a physical check of the rooms being used for the meeting, including adjacent toilets, kitchen.
2. Ensure that **ALL PERSONS**, both officers and members of the public are made aware of the **FIRE ALERT**.
3. Ensure that **ALL PERSONS** evacuate **IMMEDIATELY**, in accordance with the **FIRE EVACUATION PROCEDURE**.
4. Proceed to the **ASSEMBLY POINT** and report to the **PERSON IN CHARGE** that the rooms within your control have been cleared.
5. Assist the **PERSON IN CHARGE** to discharge their duties.

It is desirable that the **ZONE WARDEN** should be an **OFFICER** who is normally based in this building and is familiar with the layout of the rooms to be checked.

INSTRUCTIONS FOR DOOR WARDENS

1. Stand outside the **FIRE EXIT DOOR(S)**
2. Keep the **FIRE EXIT DOOR SHUT**.
3. Ensure that **NO PERSON**, whether staff or public enters the building until **YOU** are told by the **PERSON IN CHARGE** that it is safe to do so.
4. If anyone attempts to enter the premises, report this to the **PERSON IN CHARGE**.
5. Do not leave the door **UNATTENDED**.



Report of: Assistant Director Planning & Regulatory Services

SUBJECT: LATE INFORMATION

Wards affected: (All Wards);

1.0 INTRODUCTION

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

2.0 ITEM 7 – PLANNING APPLICATIONS

Item 7A

Application No.	2023/0117/FUL
Location	Land off Firwood Road, Lathom
Proposal	Erection of 9 no. dwellings with associated works.

Representation received from Lathom South Parish Council which raises the following comments:

Access to the proposed additional area of Public Open Space on the land covered by application number 2023/0117/FUL should be improved.

The Parish Council objects to the proposed narrow access along both 'service roads', on the grounds of public safety and congestion.

The Parish Council objects to the position of the additional access road onto Firwood Road.

The site layout appears to be based on the maximum possible density of the development without taking into regard the convenience of the new occupants. For example, the narrow service roads will make access for refuse collection difficult with the possibility of bins having to be located on the side of Firwood Road. Those houses with access via the road through the trim trail may be required to position refuse bins at the entrance to the access road.

The Parish Council has the opinion that the provision of affordable housing should be made on the basis set out in the Local Plan for developments of eight to nine houses

rather than the additional houses being encompassed within the larger development.

OBSERVATIONS OF THE ASSISTANT DIRECTOR OF PLANNING AND REGULATORY SERVICES

Officers consider that the updated report addresses the issues raised by the Parish Council and as requested by Members at the 5 September Planning Committee.

The report provides further consideration in regard to the site layout, the provision of affordable housing, open space, access and parking and the concern raised in regard to overdevelopment. As such the recommendation remains as set out in paragraph 13.0 of the report.

Item 7D	
Application No.	2024/0615/FUL
Location	Land North of Carr Lane, Tarleton
Proposal	Retrospective application for upgrading of hardcore track and panel wall, erection of hardstanding, installation of 24-inch pipe, access widening and double gate.

Additional representations have been received from interested parties.

The submissions can be summarised as follows:

- Issues with the building on site being industrial
- Issues raised with consultation responses in regards to contaminated water running off the concrete
- No highways consultation for the erection of the building
- Evidence has not been considered

OBSERVATIONS OF THE ASSISTANT DIRECTOR OF PLANNING AND REGULATORY SERVICES

It is noted that a further representation has been received direct to Members of the Planning Committee. This representation refers to the deficiency of documents submitted with the application and the Council's assessment of them, the handling of a previous application for permitted development on the site, suitability of the site and consideration of information sent in by objectors by consultees. In light of this, Officers consider that the committee report as updated together with the late information has addressed the matters of concern raised.

Concerns are raised over contaminated water. As stated in the report, any pollution in regards to a watercourse is dealt with under other legislation – that being the Environmental Protection Act 1990 and is controlled by the Environment Agency. Details for Environment Agency reporting lines have been passed on to the objector.

Concerns are raised over the siting and appearance of the agricultural building on site and a lack of consultation. The prior notification does not include consultation as there are a limited number of considerations in these applications and it does not constitute a planning permission. The current application does not require any consideration of

the agricultural building which is in place.

In relation to grant implications and planning permission requirements this is separate to the planning process and not a material consideration.

The barn has been completed in accordance with the details submitted with the Prior Approval application. This does not form any of the consideration of this application.

The request of the objector to gain a disabled parking bay in front of their house is noted, this does not form a material planning consideration as this has not been granted at this time.

Drainage and the Right to Free Drainage is a civil matter and not a material consideration.

All of the information sent by objectors to Highways, Drainage or Environmental Health has been considered prior to responses being generated with all consultees having directly corresponded with the main objector to the proposal.

Item 7E

Application No.

2024/0368/FUL

Location

Hilltop, 42 Turnpike Road, Aughton L39 3LF

Proposal

Change of use of a (C3a) dwelling to a childrens home for a maximum of two children, with up to three staff, two of whom will sleep overnight, working on a rota basis (C2).

LETTER RECEIVED BY LANCASHIRE POLICE DATED 25 SEPTEMBER 2024

They report that the proposed application is in Aughton so a very rural area (large and hard to search for missing persons), it is also a great distance away from Skelmersdale police station. This increased travel time and rural searches involving drones etc. would have a huge negative impact on our policing operational capacity should someone go missing. This would mean that officers would not be operating in hotspots identified and as such safeguarding issues created.

OBSERVATIONS OF THE ASSISTANT DIRECTOR OF PLANNING AND REGULATORY SERVICES

In respect of the comments made by Lancashire Police, the application is supported by a range of risk assessments and the Design & Access Statement notes that safeguarding is key to the running of the facility in order to keep the children/young people safe and ensuring that eventualities that the Police outline do not occur.

During the course of the application concerns have been raised have been raised over the management of the facility, background of the applicant and the potential for anti-social behaviour occurring. The management of children's homes and child protection is a matter for Ofsted and other government agencies under The Children's Act. These are not land use considerations and therefore any comments made on the basis of the service and how it could be run should not be afforded weight in the determination of

the application. In their comments Lancashire Police have not raised issues relating to anti-social behaviour arising from this facility.

At the time of members visit to the site on 30th September last concerns were raised regarding an open pond in the front garden area of the property and how this could be a potential safety hazard if the property were to be used as a children's home. The applicant has agreed to fill-in this pond and an outdoor swimming pool also, which was not visible at the time of the site visit. On this basis a further condition is recommended for 2024/0368/FUL as set out below:

The children's home hereby approved shall not be occupied until a scheme for the infilling of the outdoor pond and swimming pool have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full accordance with the approved details prior to first occupation and retained as such thereafter.

Reason: To ensure the safety of future occupants of the property and to comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
