



Kim Webber B.Sc. M.Sc.  
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21 March 2018

**TO: COUNCILLORS**      **G DOWLING, M MILLS, I ASHCROFT, MRS P BAYBUTT,  
T DEVINE, D EVANS, G HODSON, C MARSHALL,  
D MCKAY, D O'TOOLE, R PENDLETON, E POPE,  
A PRITCHARD, MRS M WESTLEY AND A YATES**

Dear Councillor

**ADDITIONAL LATE INFORMATION - THURSDAY, 22 MARCH 2018**

Please find attached a report containing details of additional late information prepared by the Director of Development and Regeneration, relating to items appearing on the agenda for the above-mentioned meeting.

Yours faithfully

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

**Kim Webber  
Chief Executive**

**AGENDA  
(Open to the Public)**

**7. PLANNING APPLICATIONS**

1129 - 1132

To consider the report of the Director of Development and Regeneration.

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

For further information, please contact:-  
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Or email [jill.ryan@westlancs.gov.uk](mailto:jill.ryan@westlancs.gov.uk)



# Agenda Item 7

## AGENDA ITEM:

**PLANNING COMMITTEE:**  
**22<sup>nd</sup> MARCH 2018**



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**Report of: Director of Development and Regeneration**

**Contact: Mrs. C. Thomas (Extn.5134)**  
**Email: catherine.thomas@westlancs.gov.uk**

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**SUBJECT: ADDITIONAL LATE INFORMATION**

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### **1.0 INTRODUCTION**

The information below has been received since compilation of your Agenda. The following also includes suggested adjustments to the recommendations further to the receipt of late plans and/or information.

### **2.0 ITEM 7 – PLANNING APPLICATIONS**

#### **REPORT NO. 1 – LAND ADJACENT TO THE M58, CHEQUER LANE**

Following consultation with the applicant and in order to aid the delivery of housing on the site, I recommend the following amendments to the wording of the suggested conditions:

##### Condition 7

No construction above slab level shall be carried out until a scheme for the construction of the site access and the off-site works of highway improvement (including the new pedestrian crossing and relocated red lining on Chequer Lane), 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.

##### Condition 16

No construction above slab level shall take place until details of the phasing of the approved landscaping scheme as indicated on plan references: A103571 LS101 - LS106 (Landscape Strategy 1 to 6) have been submitted to and approved in writing by the Local Planning Authority. The landscaping shall thereafter be implemented in accordance with the agreed details and all planting

shall be maintained and dead or dying material shall be replaced for a period of ten years from the agreed date of planting.

#### Condition 19

No tree shall be felled on the site until it has been checked for potential bat roosting features and evidence has been submitted to the Local Planning Authority which demonstrates this survey has been undertaken. This survey must include the following:

emergence and re-entry or bat activity data

methods used

surveyors name, qualifications, experience and licence number

result/findings

recommendations

proposed mitigation/reasonable avoidance measures if impacts can be mitigated

proposed compensation measures if impacts cannot be mitigated.

Any proposed mitigation/RAM/compensation measures shall be implemented in accordance with the approved details thereafter.

#### Condition 22

No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

A) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;

b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate for the corresponding rainfall event and must not exceed 16 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;

c) Flood water exceedance routes, both on and off site;

d) A timetable for implementation, including phasing as applicable;

e) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;

f) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner.

## **REPORT NO. 2 – MARTIN INN, MARTIN LANE, BURSCOUGH**

The agent has submitted a representation on behalf of the owner of the site. The representation is as follows:

The property was bought to run as a public house – tried 2 different teams of professionals one year each – rent free, then proved that not viable and we compensated their losses. We now have to find a use for the site;

I have lived on the road for 30 years and watched many young people have to live elsewhere and older people as they divorce etc. having to move on. The Social Housing element would be good as has been proven in Swan Close and Heatons Bridge Lane;

I think housing would complement the area - youthful input as at Heatons Bridge. It is very close to the ever busier industrial estate – walk, cycle or drive;

The corner (Mescar Lane/Martin Lane) would become safer from cars, cyclists horses etc;

The “farm” complex would benefit from younger families here – 2 minute walk to get all you need to live. Friends can visit and stay there (B & B);

We would be putting back grass and trees where there were none. Nicely designed timber fences etc. We recently completed a local project using natural stone, timber, slate etc. on new function facility at Hurlston Hall – the council awarded it a merit certificate;

One of my employees lives in the social housing at Heatons Bridge. At this stage I think I have enough local interest for all dwellings;

At 61 I am interested what I build is a reflection of our skill and complement the area **or** I would like to leave a positive mark on the neighbourhood I will be staying in;

There is a lot of Local support;

National Facts – Pubs closing at a high rate for the last 2 decades.

### **OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION**

The representation does not include any materially different information than that included in the planning application submission and I remain of the opinion that the development of the site for 8no. dwellings would result in new isolated homes in the countryside and the delivery of market housing outside of a settlement boundary in an unsustainable location, which would be contrary to paragraph 55 of the NPPF.

## **REPORT NO. 3 – LAND TO THE WEST OF ABBEYSTED, DIGMOOR**

### **Condition 6**

No construction above slab level shall take place until a scheme for the construction of the site access and the off-site works of highway improvement (including the new pedestrian footway and relocated speed hump on Abbeystead), 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.

### Condition 13

No construction above slab level shall take place until details of the phasing of the approved landscaping scheme as indicated on plan references: A103571 LS201 – LS205 (A) (Landscape Strategy 1 to 5) have been submitted to and approved in writing by the Local Planning Authority. The landscaping shall thereafter be implemented in accordance with the agreed details and all planting shall be maintained and dead or dying material shall be replaced for a period of ten years from the agreed date of planting.