



Kim Webber B.Sc. M.Sc.  
Chief Executive  
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Tuesday, 21 May 2019

**TO: COUNCILLORS G DOWLING, A PRITCHARD, I ASHCROFT, MRS P BAYBUTT, R COOPER, C COUGHLIN, V CUMMINS, N DELANEY, C DERELI, T DEVINE, S EVANS, J FINCH, J THOMPSON, D O'TOOLE, E POPE, D WESTLEY, MRS M WESTLEY AND MRS J WITTER**

Dear Councillor,

Please find attached a report containing details of 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**

101 - 104

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.**

**FIRE EVACUATION PROCEDURE: Please see attached sheet.**

**MOBILE PHONES: These should be switched off or to 'silent' at all meetings.**

For further information, please contact:-

Jill Ryan on 01695 585017

Or email [jill.ryan@westlancs.gov.uk](mailto:jill.ryan@westlancs.gov.uk)



**PLANNING COMMITTEE:  
22 MAY 2019**

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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: 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.

## **3.0 ITEM 7 – PLANNING APPLICATIONS**

### **REPORT NO. 1 – DUNSCAR GARDEN CENTRE, SOUTHPORT NEW ROAD – 2018/0985/FUL**

Following negotiation with the applicant, condition 8 has been amended and should now read:

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, discharge rates and volumes, temporary storage facilities, the methods employed to delay and control surface water discharged from the site and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed 57 l/s up to and including 1 in 100 year events and including an allowance of 30% increase for climatic change. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) A plan demonstrating flood water exceedance routes, both on and off site;

- d) A timetable for implementation, including phasing as 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;
- e) Site investigation and test results to confirm infiltrations rates, as per section 6.2 of the Flood Risk Assessment (ref. A2782-FRA-01, dated 29/08/19);
- f) Details of water quality controls, as per section 7.2 of the Flood Risk Assessment (ref. A2782-FRA-01, dated 29/08/19).

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

#### REASON

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To reduce the risk of flooding to the proposed development, elsewhere and to future users. To ensure that water quality is not detrimentally impacted by the development proposal.

#### **REPORT NO. 5 – MARSH VIEW STABLES, RYDINGS LANE, BANKS – 2018/0606/FUL**

There is a typographical error in condition 4 which should refer to the storage of vehicles.

Condition 4 is amended to read:

The use of the building hereby approved shall be limited to the storage of vehicles, vehicle parts and ancillary items and for no other purposes whatsoever (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting the Order, or under any provision of the Town and Country Planning (General Permitted Development)(England) Order 2015 relating to changes of use, or in any provision in any statutory instrument revoking or re-enacting that Order ).

#### **REPORT NO. 6 – LAND TO THE WEST OF RED CAT LANE, BURSCOUGH – 2018/0464/FUL**

This application has been withdrawn by the applicant.

#### **REPORT No.7 – 183 SCHOOL LANE, DOWNHOLLAND – 2018/1196/FUL**

There is an error in the report at Paragraph 3.3 which should refer to the access to the site being from School Lane and not Bescar Lane.

**REPORT No.8 – LAND ADJACENT TO RAILWAY LINE, SANDY LANE,  
AUGHTON – 2019/0060/FUL**

Withdrawn by officers for further negotiation.

