



Jacqui Sinnott-Lacey  
Chief Operating Officer

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Thursday 23 April 2020

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

Dear Councillor,

**ADDITIONAL LATE INFORMATION – THURSDAY 23 APRIL 2020**

Please find attached a report containing details of Late Information prepared by the Corporate Director of Place and Community, relating to items appearing on the agenda for the above mentioned meeting.

Yours faithfully

A handwritten signature in black ink, appearing to be 'JS', enclosed in a rectangular box.

Jacqui Sinnott-Lacey  
Chief Operating Officer

**AGENDA  
(Open to the Public)**

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|--|--------|
| <b>7. PLANNING APPLICATIONS – ADDITIONAL LATE INFORMATION</b>            | 1013 - |
| To consider the report of the Corporate Director of Place and Community. | 1014   |

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

**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:  
23 APRIL 2020**

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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 TO THE SOUTH OF NORTHFIELD, SKELMERSDALE – 2019/0719/FUL**

The recommendation should read:

11.1 That the decision to grant planning permission be delegated to the Corporate Director Of Place And Community in consultation with the Chairman or Vice Chairman of the Planning Committee subject to the applicant entering into a planning obligation under S106 of the Town and Country Planning Act 1990 to require:

The terms and conditions of the affordable housing;

11.2 That any planning permission granted by the Corporate Director Of Place And Community pursuant to recommendation 11.1 above be subject to the following conditions:

### **REPORT NO. 2 – SITE OF FORMER YEW TREE FARM, LIVERPOOL ROAD SOUTH – 2019/1316/FUL**

I have received additional comments from United Utilities (22.04.2020) which can be summarised as follows:

For clarification, no surface water from the Yew Tree Farm development is interacting with United Utilities existing sewer network.

In regards to the foul flows, it is important to note that Burscough WwTW (also referred to as New Lane WwTW) is not over capacity. Investigations have shown there is sufficient capacity at the works to cope with flows from the new developments across Burscough.

A study has been undertaken to understand the impact on levels of service on the existing public sewer network. Funding has been approved and a project is in the very early design stages. The project will ensure that levels of service on the public sewer network are maintained.

With regard to the removal of surface water on Lordsgate Lane, this is still proposed to be removed from the combined sewer and is captured under a diversion application which is currently ongoing. The surface water will then travel through the Yew Tree Farm development to a culverted watercourse via a SuDS feature.

It is intended for the pumping station within the Yew Tree Farm development to be adopted.

#### **OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY**

The above comment confirms that United Utilities foresee no issue with the proposed development. I am satisfied that the proposed development conforms to the overall drainage strategy for Yew Tree Farm and provides the necessary infrastructure to ensure delivery of the development approved under the outline planning permission.