



Jacqui Sinnott-Lacey
Chief Operating Officer

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Wednesday, 9 September 2020

**TO: COUNCILLORS G OWEN, A PRITCHARD, I ASHCROFT, MRS P BAYBUTT,
N DELANEY, T DEVINE, S EVANS, J FINCH, D O'TOOLE,
E POPE AND J THOMPSON**

Dear Councillor,

LATE INFORMATION – THURSDAY 10 SEPTEMBER 2020

Please find attached a report containing details of Late Information prepared by the Corporate Director of Place and Community, relating to items 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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| 7. PLANNING APPLICATIONS | 303 - 306 |
| 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.

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



**PLANNING COMMITTEE:
10 SEPTEMBER 2020**

Report of: Corporate Director of Place and Community

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

SUBJECT: LATE INFORMATION

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 – BARN LODGE VETERINARY HOSPITAL, 54A SOUTHPORT ROAD – 2019/1003/FUL

This application is WITHDRAWN from this agenda.

APPLICANT'S SUPPORTING INFORMATION

The applicant has provided further information in respect of parking arrangements, staff and visitor numbers, collections of carcasses and materials.

OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

This additional information together with other information submitted has been subject to formal public re consultation with neighbours. The application is therefore withdrawn from the agenda to enable this consultation and will be represented to the next available meeting of Planning Committee.

**REPORT NO. 2 – FORMER HUNTER AND SONS WAREHOUSE, MOORGATE
– 2020/0263/OUT**

OTHER REPRESENTATIONS

Concerns have been expressed by Councillor Mitchell regarding the potential for heavy vehicles involved in construction using Bridge Avenue.

OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

It is suggested that Condition 4 in respect of construction management be amended to require details of routing of Heavy Goods Vehicles.

RECOMMENDATION

Revised Condition 4

Prior to any part of the development hereby permitted taking place a scheme showing the areas for a site compound including the siting of office, storage of plant and materials, the details of routing of Heavy Goods Vehicles and measures to prevent the transfer of mud out of the site shall be submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be implemented while any demolition/construction works are in operation.

REPORT NO. 4 – 72 NEW CUT LANE, HALSALL – 2020/0606/FUL

OTHER REPRESENTATIONS

Letter of objection received from an adjoining property on New Cut Lane commenting that the garage is already built and is causing discord in the view of their garden.

OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

As stated in the Officer's Report, I do not consider the revised proposals as a whole would over dominate or result in any significant loss of light to the neighbouring property or garden.

REPORT NO. 5 – 56 GRANVILLE PARK WEST, AUGHTON – 2020/0317/FUL

A further objection has been received from the occupants of no. 1 Granville Close which responds to additional material submitted by the Applicant. Objects on the grounds of:

- Additional material and proposed amendments to the development do not overcome our concerns.
- Continue to object strongly to the introduction of any windows into the western elevation of the application site at first floor level.
- The planning history shows that the LPA has been clear and consistent in refusing to allow any windows in the western elevation of the coach house

which overlook no. 1 Granville Close. There has been no material change in circumstances which justifies a different approach in the determination of this application. Consistency in decision-making is a material consideration of significant weight and (in this case) it weighs significantly against the proposal.

- Overdevelopment of the application site should be refused, consistent with previous decisions of the LPA which have repeatedly resisted windows in the western elevation overlooking our property.
- Personal circumstances of the Applicant are not a material consideration in the determination of this application. This application should be determined on its planning merits.
- It is not clear from the submitted or revised plans that the windows will be above head height. This is because there are no details of internal finished floor levels on the first floor. Furthermore, there is no condition which secures the internal finished floor levels.
- Noise and disturbance has not been addressed in committee report.
- As this is not a personal planning permission, the house could (of course) be sold to a different family with very different needs and interests. New open windows (in summer when we will be using our garden) is an obvious point source of new noise from TV, games consoles, music etc. immediately adjacent to our boundary.
- Impact upon Conservation Area. The analysis of the Conservation Officer and Committee Report are deficient because they both fail (essentially) to address the Conservation Area Appraisal (2017) and Design Guide. The proposals change the character of the coach house.
- Planning conditions were placed on the Coach House restricting windows on the west elevation of the coach house (both at ground floor and roof level). This was to ensure the privacy of 1 Granville Close; and because the canopy of the mature lime tree (TPO) in particular, swept down to the tiles on the roof of the coach house and, thus, future problems requiring pruning or lifting the tree canopy and stress to the trees would be avoided.
- Shade from the mature woodland to the rear and shade from the tree canopy above and to the west will greatly reduce the light to these rooms for most of the day, for most of the year. Users of the room will have to rely on artificial light, which is the antithesis of sustainable design and will fail to meet the intention of the development.
- The Tree Officer has failed to consider the additional pressure there will inevitably be to further cut and prune existing trees, as a result of such new windows.
- Development will create an inevitable pressure for further lopping and removal of existing trees and greenery, whether by the Applicant or subsequent purchasers.

A further email received from the occupants no. 1 Granville Close also confirms objection to the development however, recognises that the application is recommended for approval so would like to see a minimum of three planning conditions imposed:

(i) All windows on the western elevation must be no lower than 1.8m above existing internal floor level. Reason: to avoid unacceptable overlooking;

(ii) All windows in the western elevation must be non-opening in perpetuity. Reason: to avoid unacceptable noise and disturbance.

(iii) PD rights should be restricted in future. Reason: to protect the character and appearance of the Conservation Area.

OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

In terms of the introduction of windows into the western elevation of the application property at first floor level, since first submission of the planning application alterations have been made to the siting of the windows. Initially, low level roof lights were proposed. Due to officer concerns, the applicant has now altered the siting of the rooflights to ensure that they will be located at a height no lower than 1.8m from the floor of the room in which they are installed. This would prevent any direct overlooking into the garden area of no.1 Granville Park. This can be enforced for the duration of the development through the plans condition (condition 2) as this detail is shown on drawing reference 1644.14. However for added clarity it is proposed to add a further condition.

Condition: For the avoidance of doubt, the first floor rooflights on the western elevation shall not be installed below a height of 1.8 metres measured from the floor of the room in which the windows are installed.

Reason: To protect the privacy of adjacent residential properties and so comply with the provisions of Policy GN3 in the West Lancashire Local Plan.

In relation to noise and disturbance, I do not consider the proposals would result in any significant noise impacts. Any significant disturbance issues which may arise in the future could be addressed under environmental health legislation. I do not consider it reasonable to require that the roof lights are non-opening.

The neighbouring occupants have also raised concerns in terms of the impact of the development upon the character of the building and surrounding Conservation Area and trees. This is addressed in paragraphs 11.2 – 11.11 and 11.18 – 11.22 where it is considered that the development is in compliance with Policies EN4 and EN2 of the WLLP.

The occupants of the neighbouring property have also requested that PD rights should be restricted in future. The permitted development rights for the property have already been restricted as per planning conditions 8 and 9 of planning permission 1997/1069 which allowed the conversion of the coach house to a dwelling. These conditions on the 1997 planning permission remain in force.