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Wednesday, 16 June 2021

TO: COUNCILLORS D O'TOOLE, S EVANS, MRS P BAYBUTT, A BLUNDELL, G CLANDON, N DELANEY, D EVANS, A FENNELL, J FINCH, G OWEN, E POPE, J THOMPSON, J UPJOHN AND MRS M WESTLEY

Dear Councillor,

LATE INFORMATION – THURSDAY 17 JUNE 2021

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' followed by a flourish and the number '2'.

Jacqui Sinnott-Lacey
Chief Operating Officer

**AGENDA
(Open to the Public)**

- 7. PLANNING APPLICATIONS - LATE INFORMATION**
To consider the report of the Corporate Director of Place and Community.

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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:-

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Or email jill.ryan@westlancs.gov.uk

Agenda Item 7

AGENDA ITEM:

**PLANNING COMMITTEE:
17 JUNE 2021**



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 – LAND ADJACENT TO LINDSAY COTTAGE, CRAWFORD ROAD, CRAWFORD VILLAGE, UP HOLLAND – 2020/1132/OUT

Other Representations

Two additional letters of representation have been received which can be summarised as follows:

Disagree with several points raised by Tetra Tech in their response to the council on 13th May 2021 including:

The land in question is outside the village boundary and may not be classified as in-fill. Furthermore, it is not the gift of a local farmer to decide to change boundaries, or reclassify grade 1 agricultural land because financial objectives may have changed. The proposed development brings no benefit to the local community and may indeed damage it. It represents a further erosion of the local Green Belt, which raises concerns that it will shortly be followed by other incursions, should the planning application be granted. It is requested current boundaries and planning law be upheld and the application rejected.

Request that the Planning Committee rejects the planning application for the following reasons:

- Green belt land – adverse effect on openness and visual impact on landscape character
- Loss of Grade 1 agricultural land which is actively farmed
- The land does not qualify to be designated as ‘in-fill’
- Flooding and drainage issues to the local area
- Any planning development on this land would not be in keeping with the character of the properties on either side of the proposed development.

OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

An assessment of the issues raised has already been made within the body of the main agenda report.

REPORT NO.2 – LAND BETWEEN PIMBO LANE AND PRESCOTT ROAD, UPHOLLAND – 2021/0196/FUL

Other Representations

Following publication of the Planning Committee Agenda, an additional objection has been received. The ground of the objection can be summarised as:

- The nature of the business should be defined as use class B2, which is not suitable for the site as evidenced by the refusal of planning application 08/2000/0213.
- The suitability of the office building is discussed however the presence of large plant and equipment which would be located in the yard area is not. The impact of this on local amenity would be exacerbated by inadequate boundary treatment.
- Proposed landscaping is inadequate; a peripheral landscape zone of 20m should be provided. As a minimum the existing bund and acoustic timber fence to the eastern boundary of the northern part of the site should be retained and extended to the southern part of the site.
- The Noise Assessment submitted by the applicant includes a number of conservative assumptions.
- The proposed conditions are unenforceable.
- Proposed conditions should include a requirement for the developers to pay the Council a sum of money to cover the cost of noise monitoring at adjacent residential properties, during both the construction and operational phase of the development.
- Comments in relation to neighbour notification are not accepted, neighbouring properties on Pimbo Lane have not received formal notification.
- A site visit should be undertaken.

OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

The application proposes the use of the site for a mixed-use commercial (Class E) and storage (Class B8) development, which covers office use and storage and distribution (including open air storage) and has been assessed on this basis.

Matters relating to noise have been carefully considered by the Council's Environmental Protection Officers and they are satisfied that subject to the imposition of several conditions there should be no undue impact on nearby

residents as a result of excessive noise resulting from the development. I am satisfied that the conditions that have been proposed meet the six tests detailed in paragraph 55 of the NPPF. It would not be reasonable for the Council to secure a financial contribution towards noise monitoring.

Plant and machinery would be stored within the yard area to the north of the office building. Given the distance from the nearest residential dwellings on Pimbo Lane which would face the site (approximately 80m) I am satisfied that the storage of plant and machinery would not have a significant impact on visual amenity, and that proposed landscaping is adequate in accordance with Policy GN3 of the Local Plan.

I can confirm that the neighbour consultation process has been correctly followed and a Planning Committee site visit has been undertaken in advance of the Planning Committee meeting.

REPORT NO.4 – HACKETTS AMUSEMENTS DEPOT, TOLLGATE ROAD, BURSCOUGH – 2021/0369/FUL

Supporting Information

The applicant has provided the following supporting information regarding the business operations of the potential occupier of the site (Direct Accident Management Services).

- Hours of business are 24 hours 7 days a week but during weekends and evenings, skeleton staffing levels operate on a shift pattern. There will only ever be approximately 50 staff in the office at any one time.
- Direct Accident Management Services also promotes car share, public transport and electric cars as that forms part of their business. They are relocating their business from New Court Way Ormskirk to as well as their existing Potters Barr business to so that it is all under one roof. This will create new jobs in West Lancashire.

The applicant has also submitted amended plans which show the height of the proposed building raised by 0.7m, along with information clarifying external material details of the proposed wash bay, bin store and boundary fencing. A construction phase drainage plan has also been submitted.

Consultation Response

The Council's Principal Drainage Engineer confirms that the submitted information in respect of how drainage will be dealt with during construction is acceptable.

OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

The additional information submitted by the applicant provides some clarification on the staffing numbers, shift pattern and parking requirements of the proposed occupier. In my view, this confirms that there will be no significant parking/highway impacts as a result of the proposed development in accordance with Policy GN3 of the Local Plan. The information also confirms the increased number of jobs created by the development, which is supported by the NPPF and Policies EC1 of the Local Plan.

The proposed increased height of the building is considered negligible in the context of the wider industrial estate and will not significantly harm the visual amenity of the area generally or impact upon neighbouring occupiers.

Recommendation

It is recommended that Conditions 2, 4 and 12 be updated to take account of the amended and additional plans as follows:

2. The development hereby approved shall be carried out in accordance with details shown on the following plans:

Plan reference LO1 Rev A (Site plan) received by the Local Planning Authority on 9th June 2021;

Plan reference GO1 Rev A (Floor plans and elevations) received by the Local Planning Authority on 9th June 2021;

Plan reference GO5 - (Wash bay area elevations) received by the Local Planning Authority on 9th June 2021;

Plan reference GO3 Rev - (Ground floor office layout) received by the Local Planning Authority on 23rd March 2021;

Plan reference GO4 Rev - (First floor office layout) received by the Local Planning Authority on 23rd March 2021

4. The external surface materials, cycle stand, bin store and fencing materials shall be constructed in accordance with the External Materials Schedule Drawing No SO2 Rev A received by the Local Planning Authority on 9th June 2021.

12. During the ground preparation and construction period, the development shall be implemented in accordance with the Tollgate Unit 2 - Construction Phase BW Drainage Control Plan Ref: 16079-TOL2-D03 received by the Local Planning Authority on 14th June 2021.