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9 June 2017

**PLANNING MEMBERS UPDATE  
COUNCIL YEAR 2017/18**

**JUNE 2017 – ISSUE 2**

The content of this MEMBERS UPDATE covers all the services provided by the Planning Committee.

If a Member wishes to receive further information on anything in the Update, please contact the officer named at the beginning of the article.

If a Member wants to place an item on the Committee agenda in connection with any article in the Update, please provide it to [member.services@westlancs.gov.uk](mailto:member.services@westlancs.gov.uk) or telephone 01695 585017 by **12 Noon on Tuesday 13 June 2017.**

The Press are asked to contact the Consultation and Communications Manager for further information on this Update.

## **CONTENTS**

<b>1.</b>	<b>ACTION TAKEN UNDER DELEGATED AUTHORITY</b>	
1a	APPLICATIONS DETERMINED UNDER THE DELEGATED SYSTEM - 28/4/2017 TO 2/6/2017	29 - 50
1b	PLANNING APPEALS LODGED - 28/4/2017 TO 2/6/2017	51 - 52
1c	PLANNING APPEALS DECIDED - 28/4/2017 TO 2/6/2017	53 - 54
<b>2.</b>	<b>GENERAL</b>	
2a	HOUSING COMPLETIONS 2016/17	55 - 62

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

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**ARTICLE NO:** 1A

**PLANNING COMMITTEE**

**MEMBERS UPDATE 2017/18**

**Issue: 2**

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**Article of:** Director of Development and Regeneration

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(E-mail: catherine.thomas@westlancs.gov.uk)

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**SUBJECT: Applications Determined Under The Delegated System – 28/04/2017 to 02/06/2017**

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WARD:- Ashurst

Application: 2017/0043/COU Decision: Planning Permission Granted

Proposal: Change of use of land to form extension to garden. Erection of fencing (retrospective).

Location: 103 Larkhill, Skelmersdale, Lancashire, WN8 6TE

Applicant: Mr I J Fenney

WARD:- Ashurst

Application: 2017/0286/FUL Decision: Withdrawn

Proposal: New front stone boundary wall and associated gates and gate pillars.

Location: Stannanought Farm, Elmers Green Lane, Skelmersdale, Lancashire, WN8 6SN

Applicant: Mr James McMahon

WARD:- Ashurst

Application: 2017/0294/PNT Decision: Prior Notif-Telecom-Details Approved

Proposal: Development by Telecommunications Code System Operator - Installation of a 15m streetworks slim line column supporting 3 No. shrouded antenna, 2 No. equipment cabinets and ancillary development thereto.

Location: Land To The West Of, Ashmead Road, Ashurst, Skelmersdale, Lancashire,

Applicant: CTIL & Vodafone Ltd

WARD:- Ashurst

Application: 2017/0343/FUL Decision: Planning Permission Granted  
Proposal: Single storey rear extension.  
Location: 125 Larkhill, Skelmersdale, Lancashire, WN8 6TE  
Applicant: Mr Wyatt

WARD:- Ashurst

Application: 2017/0441/PNH Decision: PNH Prior Approval NOT required  
Proposal: Application for determination as to whether prior approval of details is required  
- Extension of dwelling. Dimensions from rear wall of the original dwellinghouse - 4.33m. Maximum height of the extension - 3.3m. Height to eaves of the extension - 2.3m.  
Location: 17 Newbury Road, Skelmersdale, Lancashire, WN8 6QJ  
Applicant: Mr P Roberts

WARD:- Aughton And Downholland

Application: 2016/1205/FUL Decision: Planning Permission Granted  
Proposal: Extensions and alterations to existing bungalow to form two storey dwelling, replacement of existing detached garage, and new entrance gates and drive.  
Location: 20 Granville Park, Aughton, Ormskirk, Lancashire, L39 5DU  
Applicant: Mr & Mrs Beer

WARD:- Aughton And Downholland

Application: 2017/0029/FUL Decision: Planning Permission Granted  
Proposal: Amendments to vehicular access arrangements.  
Location: 224 Prescott Road, Aughton, Ormskirk, Lancashire, L39 5AQ  
Applicant: Mr Johnson

WARD:- Aughton And Downholland

Application: 2017/0130/FUL Decision: Planning Permission Granted  
Proposal: Extension of front dormer.  
Location: 11 The Serpentine, Aughton, Ormskirk, Lancashire, L39 6RN  
Applicant: Mr & Mrs Gillard

WARD:- Aughton And Downholland

Application: 2017/0133/FUL Decision: Planning Permission Granted

Proposal: Single storey rear extension.

Location: The Old Barn, Rosemary Lane, Downholland, Ormskirk, Lancashire, L39 7JP

Applicant: Mr R McKenna

WARD:- Aughton And Downholland

Application: 2017/0185/OUT Decision: Outline Planning Granted

Proposal: Demolition of 31 lock-up garages and outline application including means of access for the redevelopment of the site to provide up to 7 dwellings (Use Class C3).

Location: Garages To The East Of Arnian Court, Molyneux Road, Aughton, Lancashire,

Applicant: Lock Up Garages Ltd

WARD:- Aughton And Downholland

Application: 2017/0242/ADV Decision: Advertisement Consent Granted

Proposal: Display of various illuminated and non-illuminated signs comprising 3 internally illuminated logos, 4 non-illuminated wall mounted aluminium panels, 3 non-illuminated post mounted aluminium panels, 1 non-illuminated acrylic letters and 1 externally illuminated pole mounted double sided panel.

Location: The Cockbeck Tavern, 58 Town Green Lane, Aughton, Ormskirk, Lancashire, L39 6SF

Applicant: Food Programme Delivery Orchid Group

WARD:- Aughton And Downholland

Application: 2017/0255/FUL Decision: Planning Permission Granted

Proposal: First floor front extensions with pitched roof.

Location: 34 Croft Heys, Aughton, Ormskirk, Lancashire, L39 5EP

Applicant: Mr A Knibb

WARD:- Aughton And Downholland

Application: 2017/0263/FUL Decision: Planning Permission Granted

Proposal: Proposed single storey side extension comprising Utility & Play Room

Location: 100 Delph Park Avenue, Aughton, Ormskirk, Lancashire, L39 5DQ

Applicant: Mr D Rimmer

WARD:- Aughton And Downholland

Application: 2017/0283/LDP Decision: Cert of Lawful (PROPOSED) Not Permitted  
Proposal: Certificate of Lawfulness - Proposed single storey side extension.  
Location: 45 Noel Gate, Aughton, Ormskirk, Lancashire, L39 5EE  
Applicant: Mr Kelly

WARD:- Aughton And Downholland

Application: 2017/0308/FUL Decision: Planning Permission Granted  
Proposal: First floor extension to the front of dwelling to provide accommodation in the roof space and a rear single storey extension. Alterations to the windows and doors of the property.  
Location: 36 Moss Delph Lane, Aughton, Ormskirk, Lancashire, L39 5DZ  
Applicant: Mr Andy Holland

WARD:- Aughton Park

Application: 2017/0096/FUL Decision: Withdrawn  
Proposal: Erection of 4no. detached dwellings, after the demolish of 2no. detached properties. New/altered vehicle and pedestrian access from the public highway.  
Location: 223 Prescott Road, Aughton, Ormskirk, Lancashire, L39 5AE  
Applicant: MR M Spencer

WARD:- Aughton Park

Application: 2017/0264/FUL Decision: Planning Permission Granted  
Proposal: Single storey rear extension with pitched roof (part retrospective).  
Location: Valentine Cottage, Clieves Hills Lane, Aughton, Ormskirk, Lancashire, L39 7HP  
Applicant: Mr A Swift

WARD:- Aughton Park

Application: 2017/0326/FUL Decision: Withdrawn  
Proposal: Dormer Window to Front  
Location: 16 Swanpool Lane, Aughton, Ormskirk, Lancashire, L39 5AZ  
Applicant: Mrs June Towner

WARD:- Aughton Park

Application: 2017/0359/FUL Decision: Planning Permission Granted  
Proposal: Proposed flat roof extension to the rear of the property.  
Location: 6 Moss Bank, Aughton, Ormskirk, Lancashire, L39 5DD  
Applicant: Mr Simon Kirk

WARD:- Aughton Park

Application: 2017/0369/FUL Decision: Planning Permission Granted  
Proposal: Single storey rear extension.  
Location: 9 Long Lane, Aughton, Ormskirk, Lancashire, L39 5AS  
Applicant: Mr A Woodward

WARD:- Bickerstaffe

Application: 2017/0213/FUL Decision: Planning Permission Granted  
Proposal: Single storey wrap-around extension to left hand side and rear of detached house. Chimney stack to be built on side wall. Partial demolition of existing extension and removal of conservatory. Roof to extend from cloakroom over front entrance to form canopy.  
Location: 81 Liverpool Road, Bickerstaffe, Ormskirk, Lancashire, L39 0EG  
Applicant: Mrs Gemma Hughes

WARD:- Bickerstaffe

Application: 2017/0280/FUL Decision: Planning Permission Granted  
Proposal: Conservatory to rear of bungalow  
Location: 133 Blaguegate Lane, Lathom, Skelmersdale, Lancashire, WN8 8TX  
Applicant: Mrs Susan Engelen

WARD:- Bickerstaffe

Application: 2017/0462/SCR Decision: Development is NOT EIA development  
Proposal: Screening Opinion - Erection of a single wind turbine.  
Location: Spencers House Farm, North Perimeter Road, Knowsley Industrial Park, Kirkby, Liverpool, Knowsley, L33 3AP  
Applicant: CleanEarth

WARD:- Birch Green

Application: 2016/0749/FUL Decision: Planning Permission REFUSED

Proposal: Use on this site is to provide for a hand car washing and valeting business which will involve the exterior and interior cleaning of motor vehicles. This includes jet washing, waxing, vacuuming and polishing of vehicles. It is intended that customers visiting the shopping centre will leave their vehicle on the site while shopping, rather than visit the site specifically to get their car cleaned.

Location: Asda Stores Ltd, Ingram, Birch Green, Skelmersdale, Lancashire, WN8 6LH

Applicant: Car Park Valeting

WARD:- Birch Green

Application: 2017/0001/FUL Decision: Planning Permission Granted

Proposal: Erection of a new technology centre to accommodate the construction and engineering departments of West Lancashire College within the curtilage of their Skelmersdale Campus. The new building will be single storey (5m to parapet) and stand-alone but adjacent to the existing main buildings, it will house electrical, wood, brick, plastering, engineering and motor vehicle workshops with other ancillary spaces.

Location: West Lancashire College Skelmersdale Campus, College Way, Skelmersdale, Lancashire, WN8 6DX

Applicant: NCG

WARD:- Burscough East

Application: 2017/0296/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

Proposal: Certificate of Lawfulness - Proposed dormer extension enlarged to form new bedroom and bathroom.

Location: 11 Windsor Close, Burscough, Ormskirk, Lancashire, L40 7RH

Applicant: Mr George Devenish

WARD:- Burscough East

Application: 2017/0351/FUL Decision: Planning Permission Granted

Proposal: Variation of Condition No's. 6 and 8 imposed on planning permission 2017/0103/OUT relating to visibility splay and reduction in the width of the access track to 4m.

Location: Longreach, Warkers Moss Lane, Burscough, Ormskirk, Lancashire, L40 4AG

Applicant: Mr Peter Prescott



WARD:- Burscough East

Application: 2017/0383/PNH Decision: PNH Prior Approval NOT required

Proposal: Application for determination as to whether prior approval of details is required  
- Extension of dwellinghouse. Dimensions from rear wall of the original dwellinghouse - 4.0m. Maximum height of the extension - 3.213m. Height to eaves of the extension - 2.210m.

Location: 34 Langdale Drive, Burscough, Ormskirk, Lancashire, L40 5SF

Applicant: Mr Graham

WARD:- Burscough West

Application: 2017/0048/FUL Decision: Planning Permission REFUSED

Proposal: Use of dwelling and two outbuildings for child care business.

Location: 39 Trevor Road, Burscough, Ormskirk, Lancashire, L40 7RU

Applicant: Mrs Jenna Mackintosh

WARD:- Burscough West

Application: 2017/0259/FUL Decision: Planning Permission Granted

Proposal: Part two storey/part single storey extensions at front, side and rear of property.

Location: 5 Lordsgate Drive, Burscough, Ormskirk, Lancashire, L40 7RS

Applicant: Mr David Noble

WARD:- Burscough West

Application: 2017/0331/FUL Decision: Planning Permission Granted

Proposal: Replacement front porch.

Location: 74 Rivington Drive, Burscough, Ormskirk, Lancashire, L40 7RP

Applicant: Miss Finch

WARD:- Derby

Application: 2017/0056/FUL Decision: Planning Permission Granted

Proposal: Demolition of existing garage and conservatory and erection of new attached garage to side of property and single storey rear kitchen/family room extension.

Location: 64 St Helens Road, Ormskirk, Lancashire, L39 4QT

Applicant: Mr & Mrs P Kelly

WARD:- Derby

Application: 2017/0163/FUL Decision: Planning Permission Granted

Proposal: First floor extension to rear of property, known as dressing room. To be constructed in block with new render to match existing with masonry paint finish. New slate roof, finish to match existing in every respect.

Location: The Cottage, Dark Lane, Ormskirk, Lancashire, L40 5TR

Applicant: Mr J Spring

WARD:- Derby

Application: 2017/0198/FUL Decision: Planning Permission Granted

Proposal: First floor front extension.

Location: 6 Weldon Drive, Ormskirk, Lancashire, L39 4RA

Applicant: Mr Neil Smith

WARD:- Derby

Application: 2017/0216/FUL Decision: Planning Permission Granted

Proposal: Variation of Condition No. 2 imposed on planning permission 2016/0589/FUL to read: The development hereby approved shall be carried out in accordance with details shown on the following plans:- Plan reference 3446-16-04 received on 20th May 2016 and plan reference 3446-16-03B received on 19th July 2016. Plan reference 3446-17-30, 3446-17-31, 3446-17-32, 3446-17-33, and 3446-17-35 received by the Local Plan Authority on 27th February 2017 and plan reference 3446-17-34B received on 10th May 2017.

Location: Windrush, Whiteleys Lane, Lathom, Ormskirk, Lancashire, L40 6HE

Applicant: Mr & Mrs Bardsley

WARD:- Derby

Application: 2017/0218/FUL Decision: Planning Permission Granted

Proposal: Ground and first floor extensions.

Location: White Lodge, 101 Ruff Lane, Ormskirk, Lancashire, L40 6HA

Applicant: Mr P Sutter

WARD:- Derby

Application: 2017/0269/FUL Decision: Planning Permission Granted

Proposal: Single storey monopitch roof extension to the rear.

Location: 12 Hall Brow Close, Ormskirk, Lancashire, L39 2YX

Applicant: Mr A Bleasdale

WARD:- Halsall

Application: 2016/1118/FUL Decision: Planning Permission Granted  
Proposal: Change of use of land to garden area and erection of detached garage.  
Location: 128 Summerwood Lane, Halsall, Ormskirk, Lancashire, L39 8RH  
Applicant: Mr C Prescott

WARD:- Halsall

Application: 2017/0238/FUL Decision: Planning Permission Granted  
Proposal: Erection of a single storey extension to the rear of the property to form a large open plan kitchen area.  
Location: Heather Farm Barn, Carr Moss Lane, Halsall, Ormskirk, Lancashire, L39 8RY  
Applicant: Mr Robert Doughty

WARD:- Halsall

Application: 2017/0246/FUL Decision: Planning Permission Granted  
Proposal: Proposed rear extension, including loft conversion with dormers to front and rear. Detached garage.  
Location: 90 Segars Lane, Halsall, Southport, Lancashire, PR8 3JG  
Applicant: Mr Neil Howard

WARD:- Halsall

Application: 2017/0288/FUL Decision: Planning Permission Granted  
Proposal: Demolition of wc/store outbuilding. Single storey rear extension, ground floor alterations.  
Location: 88 Carr Moss Lane, Halsall, Ormskirk, Lancashire, L39 8SA  
Applicant: Mrs Sally Venn

WARD:- Hesketh-with-Beconsall

Application: 2016/1093/OUT Decision: Withdrawn  
Proposal: Outline - Housing development including details of scale and means of access from Beconsall Lane.  
Location: Land At Beconsall Lane Farm, 31 Beconsall Lane, Hesketh Bank, Lancashire,  
Applicant: Timetoken Ltd

WARD:- Hesketh-with-Becconsall

Application: 2017/0007/COU Decision: Planning Permission Granted  
Proposal: Conversion of barn to residential use and associated works.  
Location: 61 Becconsall Lane, Hesketh Bank, Preston, Lancashire, PR4 6RR  
Applicant: Mr Mark Evans

WARD:- Hesketh-with-Becconsall

Application: 2017/0008/LBC Decision: Listed Building Consent Granted  
Proposal: Listed Building Consent - Conversion of barn to residential use and associated works.  
Location: 61 Becconsall Lane, Hesketh Bank, Preston, Lancashire, PR4 6RR  
Applicant: Mr Mark Evans

WARD:- Hesketh-with-Becconsall

Application: 2017/0199/FUL Decision: Planning Permission Granted  
Proposal: Alterations to the external appearance of the property, with the installation of 2no. rooflights.  
Location: 3 Shore Road, Hesketh Bank, Preston, Lancashire, PR4 6RB  
Applicant: Ms Paula Lund

WARD:- Hesketh-with-Becconsall

Application: 2017/0339/FUL Decision: Planning Permission Granted  
Proposal: Proposed two storey rear and first floor side extensions.  
Location: 63 Moss Lane, Hesketh Bank, Preston, Lancashire, PR4 6AA  
Applicant: Mr & Mrs R Teale

WARD:- Knowsley

Application: 2017/0159/FUL Decision: Planning Permission Granted  
Proposal: Rear ground floor bedroom extension, internal alterations, rendering and cladding of exterior.  
Location: Fairmont, 26 Brighthouse Close, Ormskirk, Lancashire, L39 3NB  
Applicant: Mr & Mrs Ann Doyle

WARD:- Knowsley

Application: 2017/0202/COU Decision: Planning Permission Granted

Proposal: Change of use of first, second and loft floors above existing shop to student HMO, with 10 no. single bedrooms and 5 no. double bedrooms.

Location: Cancer Research UK, 4 Aughton Street, Ormskirk, Lancashire, L39 3BW

Applicant: Mr Hannah

WARD:- Knowsley

Application: 2017/0261/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

Proposal: Certificate of Lawfulness - Proposed rear and side dormers.

Location: 6 Chestnut Grange, Ormskirk, Lancashire, L39 4YG

Applicant: Mrs H North

WARD:- Knowsley

Application: 2017/0271/FUL Decision: Planning Permission Granted

Proposal: Change of use from flat over shop into 6 bedroom student HMO including window replacement.

Location: First Floor, 9 Aughton Street, Ormskirk, Lancashire, L39 3BH

Applicant: S.A.M Homes Ltd

WARD:- Knowsley

Application: 2017/0287/FUL Decision: Planning Permission Granted

Proposal: Single storey / two storey rear extensions, first floor side extension with single storey front extension and porch

Location: 2 Ryburn Road, Ormskirk, Lancashire, L39 4SD

Applicant: Mr & Mrs Robinson

WARD:- Knowsley

Application: 2017/0323/FUL Decision: Planning Permission Granted

Proposal: Extensions and alterations to existing student HMO accommodation, first and second floor and loft to create 6no bedrooms and 6no studio bedrooms.

Location: 23A Church Street, Ormskirk, Lancashire, L39 3AG

Applicant: Ormskirk Lettings Ltd

WARD:- Knowsley

Application: 2017/0347/FUL Decision: Planning Permission Granted  
Proposal: New sliding entrance door and glazing finished with khaki green frames.  
Location: McDonalds, Unit 4, Two Saints Place, Ormskirk, Lancashire, L39 3RN  
Applicant: McDonald's Restaurants Ltd

WARD:- Knowsley

Application: 2017/0348/ADV Decision: Advertisement Consent Granted  
Proposal: The installation of replacement fascia signage. Display of internally illuminated signage, consisting of 1no. white "McDonald's", 1no. yellow "Golden Arch", and 1no. Projecting sign.  
Location: McDonalds, Unit 4, Two Saints Place, Ormskirk, Lancashire, L39 3RN  
Applicant: McDonald's Restaurants Ltd

WARD:- Knowsley

Application: 2017/0357/FUL Decision: Planning Permission REFUSED  
Proposal: Change of use from shop to restaurant including erection of flue/extractor to the rear.  
Location: 23 Church Street, Ormskirk, Lancashire, L39 3AG  
Applicant: Satis Properties Ltd

WARD:- Newburgh

Application: 2017/0215/LDC Decision: Cert of Lawfulness (EXISTING) REFUSED  
Proposal: Certificate of Lawfulness - A material change of use of land from agricultural use to domestic use on land to the north west of Nuholme and; the sub-division of the planning unit, which combined the dwelling house known as Nuholme and the commercial land known as The Old Woodyard, to show the residential (domestic) element and the commercial element for the purposes of planning.  
Location: Nuholme, Carr Lane, Lathom, Ormskirk, Lancashire, L40 4BT  
Applicant: Mr & Mrs Birch

WARD:- Newburgh

Application: 2017/0360/PN18 Decision: Prior Approval Part 18  
Proposal: Prior Notification Approval - Proposed Works to reconstruct Leeds and Liverpool Canal rail bridge.  
Location: Railway Bridge Over Leeds And Liverpool Canal, Warpers Moss Lane, Burscough, Lancashire,  
Applicant: Network Rail

WARD:- North Meols

Application: 2017/0041/FUL Decision: Planning Permission Granted  
Proposal: Single storey pitched roof extension to the rear of the existing house.  
Location: 22 Station Road, Banks, Southport, Lancashire, PR9 8BB  
Applicant: Mr Leon Simmons

WARD:- North Meols

Application: 2017/0240/LDC Decision: Cert of Lawfulness (EXISTING) Granted  
Proposal: Certificate of Lawfulness - External storage and working associated with industrial use of Units 1 and 2.  
Location: Stone Masters Ltd/Jigsaw Sponsorship Services, Units 1& 2, Greaves Hall Industrial Estate, Aveling Drive, Banks, Southport, Lancashire, PR9 8GS  
Applicant: Stone Masters Ltd/Jigsaw Sponsorship Services

WARD:- North Meols

Application: 2017/0278/FUL Decision: Planning Permission Granted  
Proposal: Installation of generator in steel enclosure (relocation of existing generator on site).  
Location: Flavour Fresh Salads Ltd, Aldergrove Centre, Marsh Road, Banks, Southport, Lancashire, PR9 8DX  
Applicant: Flavour Fresh Salads Ltd

WARD:- North Meols

Application: 2017/0390/PNH Decision: PNH Prior Approval NOT required  
Proposal: Application for determination as to whether prior approval of details is required - Extension of dwellinghouse. Dimensions from rear wall of the original dwellinghouse - 4m. Maximum height of the extension - 3.715m. Height to eaves of the extension - 2.835m.  
Location: 30 Station Road, Banks, Southport, Lancashire, PR9 8BB  
Applicant: Mr S Ashcroft

WARD:- North Meols

Application: 2017/0527/PNT Decision: Withdrawn  
Proposal: Development by Telecommunications Code System Operator - Installation of a 19m high mast plus antennae with overall height 21m high; 6 No. antennas, 1 No. 0.3m diameter dish and associated equipment cabinets.  
Location: Land To The Rear Of 31, Chapel Lane, Banks, Lancashire,  
Applicant: Telefonica 02 UK LTD

WARD:- Parbold

Application: 2017/0184/FUL Decision: Planning Permission REFUSED

Proposal: The erection of a 2.5-storey detached dwelling with single storey elements to each side and the rear. The property to be a 6 bedroom dwelling situated to the north of the plot.

Location: Friars Wood, Lancaster Lane, Parbold, Wigan, Lancashire, WN8 7HQ

Applicant: Mr & Mrs Andrew Sail

WARD:- Parbold

Application: 2017/0224/FUL Decision: Planning Permission Granted

Proposal: Rear single storey extension. New dormer extension to roof and replacement porch to front.

Location: 25 Robin Lane, Hilldale, Parbold, Wigan, Lancashire, WN8 7BE

Applicant: Mrs B Glenn

WARD:- Parbold

Application: 2017/0229/FUL Decision: Planning Permission Granted

Proposal: Demolition of existing extension and erection of a single storey oak frame extension.

Location: Mount Farm, Higher Lane, Dalton, Wigan, Lancashire, WN8 7RA

Applicant: Mr & Mrs Ellis

WARD:- Parbold

Application: 2017/0231/FUL Decision: Planning Permission Granted

Proposal: Loft conversion with rear dormer and two storey side/rear extension.

Location: 24 Springmount Drive, Hilldale, Wigan, Lancashire, WN8 7AP

Applicant: Mr Carlo De Simone

WARD:- Rufford

Application: 2017/0122/FUL Decision: Planning Permission Granted

Proposal: Erection of storage building containing three storage containers, log store and open covered workshop area. Re-surfacing and extension of footpath routes.

Location: National Trust, Rufford Old Hall, 200 Liverpool Road, Rufford, Ormskirk, Lancashire, L40 1SG

Applicant: National Trust



WARD:- Rufford

Application: 2017/0256/LBC Decision: Listed Building Consent Granted

Proposal: Listed Building Consent - Removal of concrete and brick panels from timber framed Great Hall south wing and gable end. To be replaced with traditional materials to allow flexibility in the frame.

Location: National Trust, Rufford Old Hall, 200 Liverpool Road, Rufford, Ormskirk, Lancashire, L40 1SG

Applicant: National Trust

WARD:- Rufford

Application: 2017/0299/FUL Decision: Planning Permission Granted

Proposal: Demolition of existing conservatory and erection of two-storey rear extension together with erection of glazed front porch

Location: 88 Brick Kiln Lane, Rufford, Ormskirk, Lancashire, L40 1SZ

Applicant: Mr & Mrs Matthew And Anna Kirby

WARD:- Rufford

Application: 2017/0313/PNH Decision: PNH Details Refused

Proposal: Application for determination as to whether prior approval of details is required - Extension of dwellinghouse. Dimensions from rear wall of the original dwellinghouse - 4.57m. Maximum height of the extension - 4.0m. Height of eaves of the extension - 3.1m.

Location: 231 Liverpool Road, Rufford, Ormskirk, Lancashire, L40 1SD

Applicant: Mr D Weir

WARD:- Scarisbrick

Application: 2017/0172/FUL Decision: Planning Permission Granted

Proposal: Proposed extension to conservatory and new canopy.

Location: Heywood House, Drummersdale Lane, Scarisbrick, Ormskirk, Lancashire, L40 9QZ

Applicant: Mr Alan Wright

WARD:- Scarisbrick

Application: 2017/0187/FUL Decision: Planning Permission Granted

Proposal: Proposed extension to 'Beautiful Beginnings' Nursery

Location: Scarisbrick Hall School, Southport Road, Scarisbrick, Ormskirk, Lancashire, L40 9RQ

Applicant: Mr Greg Aylmer

WARD:- Scarisbrick

Application: 2017/0268/FUL Decision: Withdrawn

Proposal: Erection of new building.

Location: Scarisbrick Business Park, Smithy Lane, Scarisbrick, Lancashire,

Applicant: Crompton Property Developments Ltd

WARD:- Scarisbrick

Application: 2017/0282/FUL Decision: Planning Permission Granted

Proposal: Conversion of existing basement into living space & alteration to front porch roof.

Location: 19 Canal Bank, New Lane, Burscough, Ormskirk, Lancashire, L40 0RR

Applicant: Mr & Mrs Andrew Best

WARD:- Scarisbrick

Application: 2017/0291/FUL Decision: Planning Permission Granted

Proposal: Variation of Condition No. 2 of planning permission 2014/1252/FUL to read "The development hereby approved shall be carried out in accordance with details shown on the following plans:- Plan reference 660\_02, 660\_03, 660\_04 Rev A and 01135/Topo".

Location: 21 Southport Road, Scarisbrick, Southport, Lancashire, PR8 5JF

Applicant: West Lancashire Developments Ltd

WARD:- Scarisbrick

Application: 2017/0327/FUL Decision: Planning Permission Granted

Proposal: Demolition of existing dwelling and replacement with dormer bungalow and detached garage at rear.

Location: 2A Pool Hey Lane, Scarisbrick, Southport, Lancashire, PR8 5HS

Applicant: Mr P Clegg

WARD:- Scarisbrick

Application: 2017/0328/FUL Decision: Planning Permission Granted

Proposal: Change of use of land for the keeping and grazing of horses. Erection of stable block comprising 2 no. stables, tack room and hay store, and a 20m x 40m sand paddock.

Location: New Hall, 7 New Hall Drive, Scarisbrick, Lancashire, PR8 5LB

Applicant: Mr D Kenningley

WARD:- Scarisbrick

Application: 2017/0398/PNH Decision: PNH Prior Approval NOT required

Proposal: Application for determination as to whether prior approval of details is required  
- Extension of dwellinghouse. Dimensions from rear wall of the original dwellinghouse - 4m Maximum height of the extension - 3.8m Height to eaves of the extension - 2.56m

Location: 18 Moorfield Lane, Scarisbrick, Ormskirk, Lancashire, L40 8JD

Applicant: Mr P Bowler

WARD:- Scott

Application: 2017/0143/FUL Decision: Planning Permission Granted

Proposal: Single storey side and rear extensions, with two rooflights.

Location: 6 Marians Drive, Ormskirk, Lancashire, L39 1LQ

Applicant: Mr & Mrs Dodds

WARD:- Scott

Application: 2017/0253/FUL Decision: Planning Permission Granted

Proposal: Part single storey part two storey extension to the side elevation.

Location: 68 Green Lane, Ormskirk, Lancashire, L39 1NF

Applicant: Mr A Fellowes

WARD:- Scott

Application: 2017/0329/FUL Decision: Planning Permission Granted

Proposal: Two storey rear extensions following demolition of existing lean-to.

Location: 3 And 5 Hardacre Street, Ormskirk, Lancashire, L39 2XD

Applicant: Dunns Properties Ltd

WARD:- Skelmersdale North

Application: 2017/0031/FUL Decision: Planning Permission Granted

Proposal: Refurbishment of existing office building including new pitched roof to existing building and re-cladding of attached warehouse (retrospective).

Location: Shad Fork Trucks Ltd, 2 Garnett Place, Skelmersdale, Lancashire, WN8 9UB

Applicant: Mrs Lynda Smith

WARD:- Skelmersdale North

Application: 2017/0345/FUL Decision: Planning Permission REFUSED

Proposal: Two storey extension at side. First floor dormer at side and construction of rear section of garage in brickwork to replace timber.

Location: 225 Millrose Close, Skelmersdale, Lancashire, WN8 8QT

Applicant: Mr Simon Price

WARD:- Skelmersdale North

Application: 2017/0463/SCR Decision: Development is NOT EIA development

Proposal: Screening Opinion Screening Opinion - Erection of single wind turbine.

Location: Hannah Food Services Ltd, 4 Garnett Place, Skelmersdale, Lancashire, WN8 9UB

Applicant: CleanEarth

WARD:- Skelmersdale South

Application: 2017/0245/FUL Decision: Planning Permission Granted

Proposal: Proposed acoustic screen / barrier to existing smoking shelter (retrospective).

Location: Jynx, Witham Road, Skelmersdale, Lancashire, WN8 8HP

Applicant: Bar Jynx Limited

WARD:- Tarleton

Application: 2016/1321/OUT Decision: Outline Planning REFUSED

Proposal: Outline - Erection of affordable homes 8 no. semi-detached houses and 1 no. two bedroom bungalow (including details of means of access).

Location: Land Rear Of, 48 Fermor Road, Tarleton, Preston, Lancashire, PR4 6AP

Applicant: Mr Robert Howard

WARD:- Tarleton

Application: 2017/0164/FUL Decision: Planning Permission Granted

Proposal: Erection of one detached dwelling with integral garage.

Location: Land Adjacent To 86, Carr Lane, Tarleton, Lancashire,

Applicant: Mr & Mrs M And C Kilbane

WARD:- Tarleton

Application: 2017/0244/FUL Decision: Planning Permission Granted

Proposal: Alterations & Extensions to 94 Blackgate Lane.

Location: 94 Blackgate Lane, Tarleton, Preston, Lancashire, PR4 6UT

Applicant: Mr B Marshall & Ms K Culshaw

WARD:- Tarleton

Application: 2017/0333/FUL Decision: Planning Permission Granted

Proposal: Conservatory to rear elevation

Location: 5 Orchard Farm Close, Mere Brow, Tarleton, Preston, Lancashire, PR4 6JZ

Applicant: Mr & Mrs Bodell

WARD:- Tarleton

Application: 2017/0340/FUL Decision: Withdrawn

Proposal: Proposed replacement dwelling and garage.

Location: Marshalls Farm, Middle Meanygate, Tarleton, Preston, Lancashire, PR4 6LP

Applicant: Mr L Dagnall

WARD:- Tarleton

Application: 2017/0387/FUL Decision: Planning Permission Granted

Proposal: External alterations to existing public house including canopy over main entrance door, alterations to fenestration, fenced off area within car park for bin store and delivery area, refurbish beer garden front and back and introduction of external furniture and addition of smoking shelter, access ramp, glazed structure to rear entrance and internal alterations.

Location: Cock And Bottle, 70 Church Road, Tarleton, Preston, Lancashire, PR4 6UP

Applicant: Daniel Thwaites PLC

WARD:- Up Holland

Application: 2016/1134/FUL Decision: Planning Permission REFUSED

Proposal: Erection of one detached dwelling.

Location: Brooklands, 30 Parliament Street, Up Holland, Skelmersdale, Lancashire, WN8 0LN

Applicant: Mr Harvey Tongue

WARD:- Up Holland

Application: 2017/0160/FUL Decision: Planning Permission REFUSED

Proposal: New double garage to be erected to gable of existing property.

Location: Olde Shippon, 103 Tower Hill Road, Up Holland, Lancashire, WN8 0DT

Applicant: Mr Norman Higgins

WARD:- Up Holland

Application: 2017/0239/FUL Decision: Planning Permission REFUSED  
Proposal: Removal of existing conservatory. Two storey side extension.  
Location: 8 Windmill Heights, Up Holland, Skelmersdale, Lancashire, WN8 0JJ  
Applicant: Mr Robert Lesbirel

WARD:- Up Holland

Application: 2017/0292/LDP Decision: PROPOSED LDP Refused/Granted (SPLIT)  
Proposal: Certificate of Lawfulness - Proposed increase in parking area, removal of 3 trees and plant 3 trees in new position, and demolish wall build new wall.  
Location: Matthew Ryder Clinic, 20 Dingle Road, Up Holland, Skelmersdale, Lancashire, WN8 0EN  
Applicant: Matthew Ryder Clinic

WARD:- Up Holland

Application: 2017/0334/LBC Decision: Listed Building Consent Granted  
Proposal: Listed Building Consent - Replace existing front door with new door to be more in keeping with the character of the existing building and to match previous existing door in style. Replace rotting timber surround with identical exact copy.  
Location: Brooklands, 30 Parliament Street, Up Holland, Skelmersdale, Lancashire, WN8 0LN  
Applicant: Mr Harvey Tongue

WARD:- Up Holland

Application: 2017/0346/FUL Decision: Planning Permission Granted  
Proposal: Two storey side extension.  
Location: 52 Miners View, Up Holland, Skelmersdale, Lancashire, WN8 0AZ  
Applicant: Mr Anthony Kavanagh

WARD:- Up Holland

Application: 2017/0386/FUL Decision: Planning Permission Granted

Proposal: Variation of Condition No. 6 imposed on planning permission 2016/0904/FUL to read: 'The plant shall operate for a maximum of 2,500 hours running per calendar year. In the event that this is exceeded, a further Air Quality Assessment shall be undertaken and submitted in writing to the Local Planning Authority'.

Location: Land South East Of Moorside Farm, Pimbo Road, West Pimbo, Skelmersdale, Lancashire,

Applicant: STOR 147 Ltd







**ARTICLE NO:** 1B

**PLANNING COMMITTEE**

**MEMBERS UPDATE 2017/18**

**Issue: 2**

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**Article of:** Director of Development and Regeneration

**Relevant Portfolio Holder:** Councillor J Hodson

**Contact for further information:** Mrs C Thomas (Extn. 5134)  
(E-mail: [catherine.thomas@westlancs.gov.uk](mailto:catherine.thomas@westlancs.gov.uk))

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**SUBJECT: Planning Appeals Lodged - 28/04/2017 to 02/06/2017**

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<b>APPLICATION NO.</b>	<b>APPELLANT</b>	<b>DEVELOPMENT AND ADDRESS</b>	<b>PROCEDURE</b>
2016/0998/COU	Mr A Wright	Forest View Holiday Park, Back Lane, Newburgh. Change of use from holiday accommodation to residential dwelling.	Written Representations
2016/1183/FUL	Mr Alexander Bruce Ross Porteous	Charlton, Quarry Drive, Aughton. Demolition of existing dwelling and erection of replacement dwelling.	Written Representations
2017/0033/COU	Ms Ward	65 Carroll Crescent, Ormskirk. Change of use to 4 bedroom student HMO, with alterations to the vehicle and pedestrian access - retrospective.	Written Representations





**ARTICLE NO:** 1C

**PLANNING COMMITTEE**

**MEMBERS UPDATE 2017/18**

**Issue: 2**

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**Article of:** Director of Development and Regeneration

**Relevant Portfolio Holder:** Councillor J Hodson

**Contact for further information:** Mrs C Thomas (Extn. 5134)  
(E-mail: [catherine.thomas@westlancs.gov.uk](mailto:catherine.thomas@westlancs.gov.uk))

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**SUBJECT: Planning Appeals Decided - 28/04/2017 to 02/06/2017**

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<b>APPLICATION NO.</b>	<b>APPELLANT</b>	<b>DEVELOPMENT AND ADDRESS</b>	<b>DECISION AND DATE</b>
1393 2016/0550/FUL	Mr S Fairclough	Holly Farm, 29 Holly Lane, Rufford. Erection of a detached two storey dwelling with double garage and garden	Dismissed 18/05/2017

A full copy of the appeal decision letters are available online at [www.westlancs.gov.uk/planning](http://www.westlancs.gov.uk/planning) or alternatively from the Planning Support Team on 01695 585239.





**ARTICLE NO: 2A  
PLANNING COMMITTEE**

**MEMBERS UPDATE 2017/18  
ISSUE: 2**

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**Article of: Director of Development and Regeneration Services**

**Contact for further information: Mr P Richards (Extn. 5046)  
(E-mail: [peter.richards@westlancs.gov.uk](mailto:peter.richards@westlancs.gov.uk))**

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**SUBJECT: HOUSING COMPLETIONS 2016/17**

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Wards affected: Borough wide

## **1.0 PURPOSE OF ARTICLE**

1.1 To update Members on the housing completion figures recently collated from the year 2016/17 (which are usually reported through the Annual Monitoring Report in early summer) due to the particular significance that housing completions this year have on a few Planning-related matters.

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## **2.0 INTRODUCTION**

2.1 Housing Completions (that is, newly built houses) are a key measure of performance of the Local Plan and have significant implications for several areas of the Council (and the provision of services by the Council), in particular, Planning and Finance. The Planning-related matters which can be affected include:

- whether the Plan B in the Local Plan should be triggered,
- the implications of the completions in 2016/17 for the Parrs Lane appeals / legal challenges,
- the implications of completions over the past few years in relation to the proposed Housing Delivery Test in the Housing White Paper, and
- generally the issue of five-year housing land supply.

2.2 From a wider Council perspective, housing completion figures are relevant to note due to their implications for Council income related to New Homes Bonus and Council Tax, and the level of additional properties / population the housing completions create for which the Council must provide services (for example refuse collections).

### 3.0 HOUSING COMPLETIONS 2012-2017

- 3.1 The actual number of completions over the first five years of the Local Plan period, compared to the housing requirement set out in the Local Plan, is set out in the Table below. The relevant figures that we must use for monitoring housing completions for planning purposes are those which are net of demolitions / loss of residential dwellings (i.e. the number of residential properties demolished or lost to another use have been deducted from the actual number of new houses built, in order to provide this net figure).
- 3.2 It should be noted that, for planning purposes, a dwelling is judged to be complete if it appears liveable from the outside (i.e. it is water-tight and physically complete with a complete roof, windows and doors and there is no visual evidence of on-going construction work to the property). As such, the planning completions will not necessarily tally with Council Tax information for the year 2016/17 as Council Tax would not become aware of a new dwelling until it has been sold/leased, occupied and the new occupier has registered to pay Council Tax. It is important to understand this distinction as, for planning purposes, we are not concerned about whether the dwelling is occupied, only whether it is *able* to be occupied and so is a part of the housing stock in the borough. Otherwise, if we based completions on occupation, a newly built house might stand empty for months, or even years, waiting to be sold and the Council would not be able to count it toward our completions figures.

	2012/13	2013/14	2014/15	2015/16	2016/17	2012-2017
<b>Local Plan Annual Requirement</b>	<b>302</b>	<b>302</b>	<b>302</b>	<b>302</b>	<b>302</b>	<b>1510</b>
Annual Housing Completions (gross)	139	370	239	268	310	1326
Known Demolitions (no replacement in situ)	-2	-62	0	0	-1	-65
Known losses to business rates	0	0	0	-2	-4	-6
<b>Annual Housing Completions (net)</b>	<b>137</b>	<b>308</b>	<b>239</b>	<b>266</b>	<b>305</b>	<b>1255</b>
Annual Deviation from Requirement	-165	6	-63	-36	3	
Cumulative Deviation from pro rata Requirement	-165	-159	-222	-258	-255	

- 3.3 The 305 (net) new dwellings completed in 2016/17 took delivery to a total of 1,255 (net) new dwellings in the first five years of the Local Plan period, which compares to the Local Plan requirement for the same period of 1,510 dwellings. This represents a shortfall in delivery of 255 dwellings over the five years compared to the Local Plan Requirement.

#### 4.0 LOCAL PLAN “PLAN B” AND THE PARRS LANE APPEALS

4.1 Local Plan Policy RS6 set three triggers (related to undersupply of housing delivery or a change in the housing requirement) that, if “fired”, would set in motion the “Plan B” of the Local Plan. The Plan B involves considering which of five safeguarded sites should be released by the Council for development to help address the significant undersupply in housing delivery that has caused one of the three triggers to be “fired”.

4.2 The trigger of most relevance at the current time involves a review of housing delivery compared to the pro rata housing requirement after Year 5 of the Local Plan period (i.e. at 1 April 2017). The trigger states that:

*If less than 80% of the pro rata housing target has been delivered after 5 years of the Plan period, then the Council will release land from that safeguarded from development for “Plan B” to enable development to an equivalent amount to the shortfall in housing delivery.*

4.3 As identified above, as of 1 April 2017, 1,255 dwellings had been completed in West Lancashire since the start of the Local Plan period (1 April 2012) and this represents 83% of the 1,510 dwelling pro rata requirement. Therefore, the good news is that the Plan B has not been triggered at this time.

4.4 However, there is still an undersupply of 255 dwellings that the Council will need to address over the coming years, and this will have implications for the Council’s position on five-year housing land supply and, in particular, the current appeals related to the safeguarded Plan B site at Parrs Lane, Aughton.

4.5 In relation to the Parrs Lane Appeals, one (related to the development proposal from Wainhomes) is currently awaiting a hearing in the High Court following the Council’s legal challenge of the Inspector’s original decision to allow the appeal. Therefore, at the current time, the legal challenge would not be affected by this new information on housing completions, but if the Council’s legal challenge is successful, meaning that the appeal has to be heard afresh at a new Inquiry, this new information will become relevant.

4.6 The second appeal (related to the development proposal from Redrow Homes) is already at that situation of the appeal having to be heard afresh at a new Inquiry after Redrow successfully challenged the Inspector’s decision to dismiss their appeal and the decision was therefore quashed. Therefore, this new information is relevant to that new Inquiry.

4.7 The fact that the Plan B has not been triggered stands in the Council’s favour, as the appellants have long maintained that the Plan B would be needed and that their site is the obvious candidate for the Council to release. However, the Redrow appeal will again hinge on the Council’s anticipated five-year housing land supply and the weight given to policies like Policy GN2 in the Local Plan (which safeguards the Plan B sites from development) if the Council are not able to demonstrate a five-year housing land supply. In

addition, it is likely that the issue of affordable housing delivery in the borough will form a key part of the appellant's argument for their development (which offers the full 35% affordable housing provision) at Inquiry.

- 4.8 Therefore, in summary, while the fact that the Plan B has not been triggered is definitely a positive and will help the Council's case in relation to the Parrs Lane appeals, the fact there is still a deficit in delivery of housing could still create challenges in relation to the issue of five-year housing land supply, which are discussed in more detail in the next section.

## **5.0 FIVE-YEAR HOUSING LAND SUPPLY**

- 5.1 Officers are in the process of calculating the five-year housing land supply position in West Lancashire, now that we are in a new monitoring year. This involves seeking an up-to-date position from the applicants / developers of each site on their anticipated progress with bringing forward new houses on their sites. The result of this collation of evidence and the subsequent housing land supply calculation will be published in the Council's Annual Monitoring Report (AMR) later this month.

- 5.2 The last AMR was published in September 2016 and showed that West Lancashire had 5.41 years of supply for the period 2016-2021. This calculation utilised the original findings of the Inspector from the Parrs Lane Inquiry on individual contested sites, but updated progress accordingly given that the new calculation was for 2016-2021.

- 5.3 While the new housing land supply position for 2017-2022 is still being finalised and will only be published as part of the 2017 AMR in June, it appears as though West Lancashire will have a similar housing land supply position this year, for the period 2017-2022.

- 5.4 This supply is measured against an increased requirement, as the Local Plan is now entering its sixth year, when the housing requirement jumps up to 335 dwellings a year, and there is still the 225 dwelling undersupply identified above to address as well. On top of these two factors, the supply also needs to provide a 5% buffer. As such, to maintain our housing land supply position in the way that we are seeing is good news and reflects an anticipated increase in delivery of our allocated sites and a good number of medium-sized sites coming forward that were not necessarily expected a year or two ago.

- 5.5 However, our housing land supply position would have been even better and more secure had some allocated sites progressed quicker, e.g. Yew Tree Farm – S106 only recently signed, phase 1 reserved matters recently received, two years later than originally expected; Alty's Brickworks – reserved matters refused in 2016, so anticipated delivery in five-year supply must be reduced / delayed; Fine Jane's Farm / Phase 1 of Firwood Road – full applications held up by viability appraisals and highways input; Remainder of Whalleys – awaiting disposal of sites by HCA; East Quarry in Appley Bridge



/ New Cut Lane in Halsall – unlikely to come forward in next five years due to significant development constraints.

- 5.6 This therefore presents a reasonable risk in our housing land supply calculation given the surplus over the required five years is approximately only 200 dwellings and so there is a need for the Council to continue to encourage applications for housing development and, in particular, grant permission on allocated sites as quickly as possible unless there is a significant, negative issue with an application.
- 5.7 This risk will be tested at the fresh Inquiry that is likely to be proposed by PINS for the Redrow appeal at Parrs Lane as, while the Council will put forward their case on the basis of having a five-year housing land supply, the appellant will of course seek to undermine that position and put their own arguments forward about (a reduced) anticipated supply from specific sites where (in their view) the Council's assumptions are optimistic.

## **6.0 THE PROPOSED HOUSING DELIVERY TEST**

- 6.1 The recent Housing White Paper proposed a new Housing Delivery Test which would come into force from November 2017, although the recently called General Election may affect these timescales, if not mean that the proposal is entirely dropped should a new Government not wish to take it forward. However, it is likely that the Housing Delivery Test, or something similar, will come into force in the not too distant future, as all main parties agree that there is a need for increased delivery of housing nationally. Therefore, it is worth looking at how West Lancashire is performing in relation to this test.
- 6.2 The Test involves a rolling three year assessment period of housing completions (net), starting with the period 2014/15 – 2016/17 (i.e. the last three years of completions), against the adopted Local Plan requirement for those three years or, where the Local Plan is out of date, the latest published household projections for those three years. The consequences of under-delivery compared to this Test fall into three levels of severity, with the first two applicable from November 2017, and the third and most severe applicable from November 2018:

a) Where delivery falls below 95% of the requirement, an expectation that the LPA prepares an action plan to identify the issue causing the under-delivery and what steps the LPA is taking to remedy it;

b) Where delivery falls below 85% of the requirement, the LPA will be required to maintain a 20% buffer on their five-year housing land supply (as opposed to the standard 5% buffer) thus making it less likely that the LPA will be able to demonstrate a five-year housing land supply and so face the various repercussions associated with that; and

c) Where delivery falls below 25% (rising to 65% by 2020), the application of the presumption in favour of sustainable development will apply.

- 6.3 Should the Test come into effect in November 2017, based upon the completions data above (although it should be noted it is unclear what completions data CLG will use to assess an authority's performance against the Test) West Lancashire has seen 810 completions in the last three years, against a requirement of 906 dwellings, which equates to **89%**.
- 6.4 As such, while the Council seems safely above the most severe consequence, it is affected by the first consequence (the need to prepare an action plan) and are in danger of falling below 85% in 2018/19 or later years if completions do not increase, especially given that the Local Plan housing requirement increases to 335 dwellings from 2017/18.
- 6.5 The consequence of failing to deliver 85% is that the Council would need to be able to demonstrate a 20% buffer on their five-year housing land supply. This is roughly equivalent to adding another 300 dwellings on top of the current five-year housing land supply requirement. Had the Council been required to demonstrate a 20% buffer this year, for example, it would only have been able to demonstrate a 4.74 year supply, i.e. it would not be able to demonstrate a five-year housing land supply and its policies for the supply of housing would be considered out-of-date.

## **7.0 SUMMARY**

- 7.1 The latest year's housing completions data and surveys of anticipated completions going forward has provided some good news in that the Local Plan's "Plan B" has not been triggered and the Council continues to be able to demonstrate a five-year housing land supply. However, the surplus supply is marginal and there is still a deficit to make-up and so it is imperative that the Council continues to encourage applications for the delivery of housing and, where proposals are in line with the Local Plan, grant permission as quickly as possible.

## **8.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

- 8.1 While this Article is for information only, the issues it raises and the potential implications of housing completions going forward could have implications on sustainability, either through insufficient housing being developed in West Lancashire, or less sustainable sites being permitted for development in the future because of the lack of housing land supply reducing the weight that the Council (or a Planning Inspector) can give to housing policies in the Local Plan.

## **9.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 9.1 There may be potential financial and resource implications for the Council if sufficient housing completions are not seen moving forward, in relation to Council income (from New Homes Bonus, Council Tax and CIL) and in relation to officer resource and financial costs dealing with Planning Appeals. However, no certainty can be given as to what those costs might be.

## **10.0 RISK ASSESSMENT**

- 10.1 This Article is for information only and makes no recommendations. It therefore does not require a formal risk assessment and no changes have been made to risk registers as a result of this article.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Article.

### **Equality Impact Assessment**

The Article is for information only and does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore no Equality Impact Assessment is required.

### **Appendices**

None.

