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Friday, 16 November 2018

<p><b>PLANNING MEMBER UPDATES COUNCIL YEAR 2018/19 NOVEMBER 2018 – ISSUE 6</b></p>
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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 20 November 2018**.

The Press are asked to contact Communications and Consultation on 01695 585011 for further information on this Update.

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**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 2018/19**

**Issue: 6**

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

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**SUBJECT: Applications Determined Under The Delegated System – 29/09/2018 to 09/11/2018**

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WARD:- Aughton And Downholland

Application: 2018/0752/FUL Decision: Planning Permission Granted

Proposal: Application for the conversion of former stables for residential purposes, a linked extension to the existing farmhouse and the provision of a new access road.

Location: 116 Station Road, Barton, Downholland, Ormskirk, Lancashire, L39 7JW

Applicant: Mr Hayes

WARD:- Aughton And Downholland

Application: 2018/0804/FUL Decision: Planning Permission Granted

Proposal: Construction of a public parking area on WLBC land and creation of a private electric vehicle charging point and vehicle crossing.

Location: Land Adjacent To 59, Whalley Drive, Aughton, Lancashire,

Applicant: Mr Giovanni Lupaldi

WARD:- Aughton And Downholland

Application: 2018/0843/FUL Decision: Planning Permission Granted

Proposal: Demolition of existing pre-fab garage, outbuilding and conservatory. Erection of single-storey extension to rear/side to form living/family room. Erection of single-storey extension to side elevation, flat and hipped roof construction. Alterations to existing driveway.

Location: 36 Town Green Lane, Aughton, Ormskirk, Lancashire, L39 6SF

Applicant: Mr Paul Conway

WARD:- Aughton And Downholland

Application: 2018/0874/FUL Decision: Planning Permission Granted

Proposal: Remove existing conservatory and form single storey extension to side and rear elevations including replacement roof over original garage, conversion of the garage and form new entrance porch.

Location: 25 The Serpentine, Aughton, Ormskirk, Lancashire, L39 6RN

Applicant: Mrs J Taylor

WARD:- Aughton And Downholland

Application: 2018/0880/FUL Decision: Planning Permission Granted

Proposal: Single storey extension at side/rear.

Location: 44 Station Road, Barton, Downholland, Ormskirk, Lancashire, L39 7JN

Applicant: Mrs R Gregory

WARD:- Aughton And Downholland

Application: 2018/0921/FUL Decision: Planning Permission Granted

Proposal: Front Dormer extension to bungalow together with canopy to front of garage

Location: 34 Brookfield Lane, Aughton, Ormskirk, Lancashire, L39 6SP

Applicant: Mr David Warnick

WARD:- Aughton And Downholland

Application: 2018/0945/FUL Decision: Planning Permission Granted

Proposal: Retrospective application for the replacement of 4 no. chimney pots with new 0.9m high chimney pots to achieve a minimum height above the thatched roof of 1.8m.

Location: Stock Cottage, 52 School Lane, Downholland, Ormskirk, Lancashire, L39 7JG

Applicant: Mrs C Fawcett

WARD:- Aughton And Downholland

Application: 2018/0974/LBC Decision: Listed Building Consent Granted

Proposal: Listed Building Consent - Retrospective application for the replacement of 4 no. chimney pots with 0.9m high chimney pots to achieve a minimum height above the thatched roof of 1.8m.

Location: Stock Cottage, 52 School Lane, Downholland, Ormskirk, Lancashire, L39 7JG

Applicant: Mrs C Fawcett

WARD:- Aughton And Downholland

Application: 2018/0999/PNP Decision: Prior Notif-Agric-and Demolition PD  
Proposal: Application for Determination as to Whether Prior Approval is Required for Details - Agricultural storage building.  
Location: Hollin House Green Farm, Back Lane, Aughton, Ormskirk, Lancashire, L39 6SX  
Applicant: AW & MA Webster

WARD:- Aughton Park

Application: 2017/1144/FUL Decision: Planning Permission Granted  
Proposal: Replacement dwelling consisting of a five bedroom house, two storey with 'room in roof' detached dwelling.  
Location: Blakewater House, Fir Tree Lane, Aughton, Ormskirk, Lancashire, L39 7HH  
Applicant: Mr R Litherland

WARD:- Aughton Park

Application: 2018/0387/FUL Decision: Appeal Against Non-determination  
Proposal: Erection of single dwelling and associated works  
Location: Panchree, Formby Lane, Aughton, Ormskirk, Lancashire, L39 7HG  
Applicant: Mr Begg

WARD:- Aughton Park

Application: 2018/0604/ADV Decision: Advertisement Consent-REFUSED  
Proposal: Display of non-illuminated double sided advertisement sign (retrospective).  
Location: Elysian Bathrooms, 130C Liverpool Road, Aughton, Ormskirk, Lancashire, L39 3LW  
Applicant: Mr Michael Doyle

WARD:- Aughton Park

Application: 2018/0833/PNH Decision: PNH Prior Approval NOT required  
Proposal: Application for determination as to whether prior approval of details is required - Extension of dwellinghouse. Dimension from rear wall of the original dwellinghouse - 6m. Maximum height of the extension - 3.65m. Height to eaves of the extension - 2.35m.  
Location: 56 Liverpool Road, Aughton, Ormskirk, Lancashire, L39 3LW  
Applicant: Mr D Volante

WARD:- Aughton Park

Application: 2018/0866/FUL Decision: Planning Permission REFUSED

Proposal: Two storey gable extension.

Location: 70 Liverpool Road, Aughton, Ormskirk, Lancashire, L39 3LW

Applicant: Nicola Mutch

WARD:- Aughton Park

Application: 2018/0868/FUL Decision: Planning Permission REFUSED

Proposal: Double-storey extension, new deck to the rear of the property, internal remodel & a new build garage.

Location: 1 Red Fold, Aughton, Ormskirk, Lancashire, L39 4TX

Applicant: Mr & Mrs Lindzy & Jordon Stockton

WARD:- Aughton Park

Application: 2018/0892/FUL Decision: Planning Permission REFUSED

Proposal: The erection of a single storey side extension, pitched roof with vaulted ceiling and two velux windows in the rear side of roof. 900mm high fence to the front boundary with neighbouring property and new tarmac driveway to allow for 2X off street parking.

Location: 14 Pine Crest, Aughton, Ormskirk, Lancashire, L39 5HX

Applicant: Mr Tom Anderson

WARD:- Aughton Park

Application: 2018/1007/PNH Decision: PNH Prior Approval NOT required

Proposal: Application for determination as to whether prior approval of details is required - Extension of dwellinghouse. Dimension from rear wall of the original dwellinghouse - 3.45m. Maximum height of the extension - 3.65m. Height to eaves of the extension - 2.4m.

Location: 23 Scarth Hill Lane, Aughton, Ormskirk, Lancashire, L39 4UH

Applicant: Mrs Claire Crookham

WARD:- Aughton Park

Application: 2018/1011/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

Proposal: Certificate of Lawfulness - Proposed two storey rear extension to existing dwelling and raising of roof above bedroom no.4.

Location: Fir Tree Cottage, Fir Tree Lane, Aughton, Ormskirk, Lancashire, L39 7HH

Applicant: Mr & Mrs S Grady

WARD:- Bickerstaffe

Application: 2018/0793/FUL Decision: Planning Permission Granted

Proposal: Demolition of existing brick outbuilding. Proposed flat roof outbuilding (granny flat) to the rear.

Location: 26 Moss Lane, Bickerstaffe, Ormskirk, Lancashire, L39 0EX

Applicant: Mr J Dures

WARD:- Bickerstaffe

Application: 2018/0860/LDC Decision: Cert of Lawfulness (EXISTING) REFUSED

Proposal: Certificate of Lawfulness - Use of land for the storage of caravans.

Location: Caravan Site, Newbridge Farm, Stopgate Lane, Simonswood, Lancashire, L33 4YB

Applicant: Mr S Beard

WARD:- Bickerstaffe

Application: 2018/0861/LDP Decision: Cert of Lawful (PROPOSED) Not Permitted

Proposal: Certificate of Lawfulness - Proposed use of part of the caravan park approved on appeal under planning permission reference 8/6/454 by five caravans over summer without restriction on their position within the site identified on drawing number L1P.

Location: Caravan Site, Newbridge Farm, Stopgate Lane, Simonswood, Lancashire, L33 4YB

Applicant: Mr S Beard

WARD:- Bickerstaffe

Application: 2018/0862/LDP Decision: Cert of Lawful (PROPOSED) Not Permitted

Proposal: Certificate of Lawfulness - Proposed use of part of the caravan park adjacent to and including the main developed part of the site (identified on drawing number L2P) by residential static caravans without restriction on the layout of the site or the number of units on the site at any one time up to a maximum of 15 caravans.

Location: Caravan Site, Newbridge Farm, Stopgate Lane, Simonswood, Lancashire, L33 4YB

Applicant: Mr S Beard

WARD:- Bickerstaffe

Application: LCC/2018/0038 Decision: No Objections (NPA/CMA/CMM/LCC/LC3/OHL)

Proposal: County Matter - Erection of replacement warehouse for the storage and sorting of waste and recycling materials, with the provision of photovoltaic panels on the south facing roof pitch.

Location: Simonswood Properties Ltd, Simonswood Industrial Park, Stopgate Lane, Simonswood, Liverpool, Lancashire, L33 4YA

Applicant: Simonswood Properties Ltd

WARD:- Birch Green

Application: 2018/0664/COU Decision: Planning Permission Granted

Proposal: Conversion of barn to dwelling.

Location: 49 Elmers Green, Skelmersdale, Lancashire, WN8 6SG

Applicant: Ms Leslie Luttmann

WARD:- Birch Green

Application: 2018/0665/LBC Decision: Listed Building Consent Granted

Proposal: Listed Building Consent - Conversion of barn to dwelling.

Location: 49 Elmers Green, Skelmersdale, Lancashire, WN8 6SG

Applicant: Leslie Luttmann

WARD:- Burscough East

Application: 2018/0915/FUL Decision: Planning Permission Granted

Proposal: Dropped kerb on the A59 (Moss Lane) to facilitate access.

Location: 216 Moss Lane, Burscough, Ormskirk, Lancashire, L40 4AZ

Applicant: Mr Adam Goodwin

WARD:- Burscough East

Application: 2018/0946/FUL Decision: Planning Permission Granted

Proposal: Single storey front and two storey side extensions. Part first floor/part two storey rear extension. Internal alterations.

Location: 82 Moss Lane, Burscough, Ormskirk, Lancashire, L40 4AX

Applicant: Mr M Georgeson



WARD:- Burscough East

Application: 2018/0955/FUL Decision: Planning Permission Granted

Proposal: Part two storey/part single storey rear extension. Single storey side and front porch extensions. Internal alterations.

Location: 32 Chapel Lane, Burscough, Ormskirk, Lancashire, L40 7RA

Applicant: Mr Keeley

WARD:- Burscough East

Application: 2018/0979/FUL Decision: Planning Permission Granted

Proposal: Side and rear single storey extensions.

Location: Briarholme, 11 Briars Lane, Burscough, Ormskirk, Lancashire, L40 5TG

Applicant: Mr & Mrs Morley

WARD:- Burscough West

Application: 2018/0896/PNH Decision: PNH Prior Approval NOT required

Proposal: Application for determination as to whether prior approval of details is required  
- Extension to dwellinghouse. Dimension from rear wall of the original dwellinghouse - 5m. Maximum height of the extension - 2.5m. Height to eaves of the extension - 2.5m.

Location: 11 Manor Gardens, Burscough, Ormskirk, Lancashire, L40 7TL

Applicant: Mrs N Pilkington

WARD:- Burscough West

Application: 2018/0949/FUL Decision: Planning Permission REFUSED

Proposal: Rebuild front garden wall, railings and gates by relocating the north entrance slightly, removing the south entrance and adding 2 more brick pillars to provide a more uniform and safe access and egress.

Location: 3 - 5 Liverpool Road North, Burscough, Ormskirk, Lancashire, L40 5TN

Applicant: Mr David Gaskell

WARD:- Burscough West

Application: 2018/0978/FUL Decision: Planning Permission Granted

Proposal: Loft extension to the rear. Pitched roof over garage. Orangery to rear after demolition of conservatory.

Location: 234 Liverpool Road South, Burscough, Ormskirk, Lancashire, L40 7RF

Applicant: Mr M Bellamy

WARD:- Burscough West

Application: 2018/1018/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted  
Proposal: Certificate of Lawfulness - Proposed single storey rear extension.  
Location: 11 Priory Close, Burscough, Ormskirk, Lancashire, L40 7UY  
Applicant: Mrs Lesley Draper

WARD:- Derby

Application: 2018/0802/FUL Decision: Planning Permission Granted  
Proposal: Access improvements for disabled persons (and others) including other minor alterations to the main entrance of the church broadly comprising the provision of ramp access and steps as part of the internal reordering of the church to meet the requirements of modern worship and wider community use.  
Location: Emmanuel Methodist Church, Derby Street, Ormskirk, Lancashire, L39 2DE  
Applicant: Emmanuel Church Ormskirk Trustees c/o Reverend Sue Guenau...

WARD:- Derby

Application: 2018/0810/FUL Decision: Planning Permission Granted  
Proposal: Erection of boundary wall and chimney to outbuilding (retrospective)  
Location: White Lodge, 101 Ruff Lane, Ormskirk, Lancashire, L40 6HA  
Applicant: Mr P Sutter

WARD:- Derby

Application: 2018/0905/LDC Decision: Cert of Lawfulness (EXISTING) Granted  
Proposal: Certificate of Lawfulness - Use of dwelling as house of multiple occupancy.  
Location: 8 Thompson Avenue, Ormskirk, Lancashire, L39 2BQ  
Applicant: Mr Matthew Greenhalgh

WARD:- Derby

Application: 2018/0934/FUL Decision: Planning Permission Granted  
Proposal: Side/rear single storey extension  
Location: 49 Bridge Street, Ormskirk, Lancashire, L39 4RJ  
Applicant: Mr Tony Currie

WARD:- Derby

Application: 2018/0951/FUL Decision: Planning Permission Granted  
Proposal: Attached garage/office to side/rear  
Location: 14 Wigan Road, Westhead, Ormskirk, Lancashire, L40 6HZ  
Applicant: Mr P Jones

WARD:- Derby

Application: 2018/0962/LDP Decision: Withdrawn  
Proposal: Certificate of Lawfulness - Proposed formation of 1 no. window opening at first floor level on the side elevation facing Mill Street.  
Location: 54 Millers Court, Ormskirk, Lancashire, L39 4XF  
Applicant: Mr I Williams

WARD:- Digmaoor

Application: 2018/0909/FUL Decision: Planning Permission Granted  
Proposal: Conversion of existing garage to bedroom including roof lift, rear single storey wet room for disabled occupant.  
Location: 37 Ambergate, Skelmersdale, Lancashire, WN8 9JN  
Applicant: Mrs M Simber

WARD:- Digmaoor

Application: 2018/0965/FUL Decision: Planning Permission Granted  
Proposal: Front/side single storey extension.  
Location: 65 Ambergate, Skelmersdale, Lancashire, WN8 9JN  
Applicant: Mrs C Gibson

WARD:- Halsall

Application: 2018/0555/COU Decision: Planning Permission Granted  
Proposal: Change of use of land from storage of vehicles to storage of vehicles and the siting of a residential caravan and storage container.  
Location: 98 New Cut Lane, Halsall, Southport, Lancashire, PR8 3DH  
Applicant: Mr & Mrs A & M Campbell

WARD:- Halsall

Application: 2018/0613/FUL Decision: Withdrawn

Proposal: Demolition of existing lean to extension and erection of single storey wrap around extension with associated internal reconfiguration works.

Location: Sycamore Lodge, New Cut Lane, Halsall, Ormskirk, Lancashire, L39 8SN

Applicant: Mr Wilson

WARD:- Halsall

Application: 2018/0825/FUL Decision: Planning Permission Granted

Proposal: Variation of condition 2 of planning permission 2017/1323/FUL to vary the approved plans.

Location: Renacres Hall Farm, Renacres Lane, Halsall, Ormskirk, Lancashire, L39 8SE

Applicant: Massams Supplies

WARD:- Halsall

Application: 2018/0895/FUL Decision: Planning Permission Granted

Proposal: Part single/double storey rear extension and two storey side extension.

Location: 50 Moss Road, Halsall, Southport, Lancashire, PR8 4JG

Applicant: Mr Simms

WARD:- Halsall

Application: 2018/0975/FUL Decision: Planning Permission Granted

Proposal: Proposed new carport and store structure

Location: The Bungalow, Cross Lane, Halsall, Lancashire, L39 8RN

Applicant: Mr P Adams

WARD:- Hesketh-with-Becconsall

Application: 2018/0552/FUL Decision: Planning Permission Granted

Proposal: Agricultural storage building.

Location: 467 Moss Lane, Hesketh Bank, Preston, Lancashire, PR4 6XJ

Applicant: Alan Baybutt And Sons Ltd

WARD:- Hesketh-with-Becconsall

Application: 2018/0854/LDP Decision: Cert of Lawful (PROPOSED) Not Permitted

Proposal: Certificate of Lawfulness - Proposed single storey side extension.

Location: 176 Chapel Road, Hesketh Bank, Preston, Lancashire, PR4 6RY

Applicant: Mr & Mrs Jack & Gina Taylor

WARD:- Hesketh-with-Becconsall

Application: 2018/0871/FUL Decision: Planning Permission Granted

Proposal: Siting of 4 no. static caravans for seasonal workers accommodation.

Location: Brookfield Nurseries, Guide Road, Hesketh Bank, Preston, Lancashire, PR4 6XS

Applicant: Ferndale Produce Limited

WARD:- Hesketh-with-Becconsall

Application: 2018/0873/FUL Decision: Planning Permission Granted

Proposal: Extension to the existing hardstanding area for agricultural use.

Location: Brookfield Nurseries, Guide Road, Hesketh Bank, Preston, Lancashire, PR4 6XS

Applicant: Ferndale Produce Limited

WARD:- Hesketh-with-Becconsall

Application: 2018/1100/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted

Proposal: Certificate of Lawfulness - Proposed use of residential property as a 2 bed Ofsted Registered childrens home.

Location: 61 Shore Road, Hesketh Bank, Southport, Lancashire, PR4 6RD

Applicant: New Horizons (NW) Ltd

WARD:- Knowsley

Application: 2018/0792/FUL Decision: Planning Permission REFUSED

Proposal: Dividing garden fence end panel and posts to the front of property (retrospective)

Location: 16 Rothwell Close, Ormskirk, Lancashire, L39 3ND

Applicant: Mr A Dawber

WARD:- Knowsley

Application: 2018/0807/COU Decision: Planning Permission Granted

Proposal: Change of use from student HMO to Bed & Breakfast.

Location: 14 Park Road, Ormskirk, Lancashire, L39 3BH

Applicant: Mr S Pennington

WARD:- Knowsley

Application: 2018/0813/FUL Decision: Planning Permission REFUSED

Proposal: Proposed external landing, steps and handrails outside the bank entrance to allow inclusive access.

Location: Halifax, 1 Church Street, Ormskirk, Lancashire, L39 3AE

Applicant: Lloyds Banking Group

WARD:- Knowsley

Application: 2018/0841/ADV Decision: Advertisement Consent Granted

Proposal: Display of 1 no. internally illuminated fascia sign; 2 no. non illuminated hanging signs; 1 no. non illuminated transom sign; 1 no. internally illuminated projecting sign and 2 no. non illuminated internal window menus.

Location: New Look, 12 Moor Street, Ormskirk, Lancashire, L39 2AQ

Applicant: The Works Stores Limited

WARD:- Knowsley

Application: 2018/0845/FUL Decision: Planning Permission Granted

Proposal: Conversion of upper floors to 5 bed student HMO.

Location: Superior Developments, 24 Aughton Street, Ormskirk, Lancashire, L39 3BW

Applicant: Superior Developments Ltd

WARD:- Knowsley

Application: 2018/0865/FUL Decision: Planning Permission Granted

Proposal: Demolition of the existing conservatory. Proposed two storey rear and first floor side extensions. New porch infill extension.

Location: 19 Chestnut Grange, Ormskirk, Lancashire, L39 4YG

Applicant: Mr C Eccles

WARD:- Knowsley

Application: 2018/0870/FUL Decision: Planning Permission Granted

Proposal: Formation of new kitchen window to second floor apartment kitchen.

Location: Apartment 40, Coronation Court, County Road, Ormskirk, Lancashire, L39 1RB

Applicant: Ms Irene Hague

WARD:- Knowsley

Application: 2018/0878/FUL Decision: Planning Permission Granted

Proposal: Change of use from student HMO to two commercial units to the ground floor (shake shop and beauty / tanning salon) and a two bed apartment to the first floor.

Location: 117A Aughton Street, Ormskirk, Lancashire, L39 3BN

Applicant: Mr David Hart

WARD:- Knowsley

Application: 2018/0922/FUL Decision: Planning Permission Granted

Proposal: Single storey rear extension

Location: 43 Brighthouse Close, Ormskirk, Lancashire, L39 3NA

Applicant: Mr Stuart Melia

WARD:- Newburgh

Application: 2017/0141/FUL Decision: Planning Permission REFUSED

Proposal: Construction of new fishing lake, temporary kitchen and welfare building, car park incorporating new highways access, associated landscaping.

Location: Land To The North Of, Daisy Lane, Lathom, Lancashire,

Applicant: Mr A Draper

WARD:- Newburgh

Application: 2018/0539/FUL Decision: Planning Permission Granted

Proposal: Replacement of the old timber storage building, with a new steel storage building on a concrete base.

Location: Ormskirk And District Scouts Headquarters, Hall Lane, Lathom, Ormskirk, Lancashire, L40 5UN

Applicant: Ormskirk And District Scouts

WARD:- Newburgh

Application: 2018/0789/LDC Decision: Cert of Lawfulness (EXISTING) REFUSED

Proposal: Certificate of Lawfulness - Use of field for the exercising and temporary holding of dogs associated with the boarding kennels and greyhound home.

Location: Jack Leg Farm, Cranes Lane, Lathom, Ormskirk, Lancashire, L40 5UJ

Applicant: Mr D Heaton

WARD:- Newburgh

Application: 2018/0823/LBC Decision: Listed Building Consent Granted  
Proposal: Listed Building Consent - Replacement of upper and lower casement windows on front elevation.  
Location: Sundew Cottage, Ash Brow, Newburgh, Wigan, Lancashire, WN8 7NF  
Applicant: Dr D Ellams

WARD:- Newburgh

Application: 2018/0885/FUL Decision: Planning Permission Granted  
Proposal: Garaging and storage ancillary to the main farmhouse  
Location: Stand Farm, Spa Lane, Lathom, Ormskirk, Lancashire, L40 6JG  
Applicant: Mr M Harris

WARD:- Newburgh

Application: 2018/0925/FUL Decision: Planning Permission Granted  
Proposal: Stables and use of existing field as equestrian space/ paddock.  
Location: Greenhill Farm, Ash Brow, Newburgh, Wigan, Lancashire, WN8 7NG  
Applicant: Mr & Mrs Howard

WARD:- Newburgh

Application: 2018/0943/LBC Decision: Listed Building Consent Granted  
Proposal: Listed Building Consent - Extension of lock chamber ladder on the towpath side. Replacement of bottom gates.  
Location: Canal Lock Approx 50M N Of Runnel Brow Bridge, Carr Lane, Lathom, Lancashire, L40 4BT  
Applicant: Mr William Froggatt

WARD:- Newburgh

Application: 2018/0952/PNP Decision: Prior Notif-Agriculture-Details Approved  
Proposal: Consideration of Details for Prior Approval - Agricultural storage building.  
Location: Low Meadows Farm, Wanes Blades Road, Lathom, Ormskirk, Lancashire, L40 4BN  
Applicant: J & E Scarisbrick



WARD:- North Meols

Application: 2017/0795/FUL Decision: Appeal Against Non-determination

Proposal: Demolition of existing buildings and erection of new shops and on site leisure facilities.

Location: Harrison Leisure Ltd, Riverside Caravan Park, Southport New Road, Banks, Southport, Lancashire, PR9 8DF

Applicant: Harrison Leisure Ltd

WARD:- North Meols

Application: 2018/0727/FUL Decision: Planning Permission REFUSED

Proposal: Detached Annexe.

Location: Brooklands, 8 Gravel Lane, Banks, Southport, Lancashire, PR9 8BN

Applicant: Mr Jeff Abram

WARD:- North Meols

Application: 2018/0806/FUL Decision: Planning Permission Granted

Proposal: First floor extension and ground floor alterations.

Location: 16 Aveling Drive, Banks, Southport, Lancashire, PR9 8BJ

Applicant: Mr R Seddon

WARD:- Parbold

Application: 2018/0818/FUL Decision: Planning Permission Granted

Proposal: Replacement dwelling.

Location: Delph Bungalow, Hall Lane, Wrightington, Wigan, Lancashire, WN6 9EH

Applicant: Mrs Helen Grundy

WARD:- Parbold

Application: 2018/0838/FUL Decision: Planning Permission Granted

Proposal: Erection of double storey side extension.

Location: 4 Tan House Lane, Parbold, Wigan, Lancashire, WN8 7HG

Applicant: Mr Paul Owen

WARD:- Parbold

Application: 2018/0853/FUL Decision: Planning Permission REFUSED  
Proposal: Hip to gable conversion, extensions to front and rear dormers and single storey side and rear extensions  
Location: 23 Beechfield, Hilldale, Wigan, Lancashire, WN8 7AR  
Applicant: Mr Sunenberry

WARD:- Parbold

Application: 2018/0872/FUL Decision: Planning Permission Granted  
Proposal: Loft conversion with dormer extension to the side elevation and rooflights. Internal alterations. Garage conversion to a habitable room.  
Location: 5 Springmount Drive, Hilldale, Wigan, Lancashire, WN8 7AP  
Applicant: Mr Steven Foley

WARD:- Parbold

Application: 2018/0883/FUL Decision: Planning Permission Granted  
Proposal: Single storey front extension with canopy roof  
Location: 18 Lathom Avenue, Parbold, Wigan, Lancashire, WN8 7DT  
Applicant: Mr D Smith

WARD:- Parbold

Application: 2018/0908/FUL Decision: Planning Permission REFUSED  
Proposal: Demolition of existing dwelling and erection of new dwelling.  
Location: Quinta, Higher Lane, Dalton, Wigan, Lancashire, WN8 7TW  
Applicant: Mr Russell Hitchen

WARD:- Rufford

Application: 2018/0776/FUL Decision: Planning Permission Granted  
Proposal: Erection of two stables  
Location: Park Farm, Croston Drive, Rufford, Lancashire, L40 1ST  
Applicant: Mr Neil Marsh

WARD:- Rufford

Application: 2018/0967/PNH Decision: PNH Prior Approval NOT required

Proposal: Application for determination as to whether prior approval of details is required  
- Extension of dwellinghouse. Dimension from rear wall of the original dwellinghouse - 5.62m. Maximum height of the extension - 3m. Height to eaves of the extension - 2.8m.

Location: 295 Liverpool Road, Rufford, Ormskirk, Lancashire, L40 1SE

Applicant: Mr And Mrs Rice

WARD:- Rufford

Application: 2018/1012/PNH Decision: PNH Details Refused

Proposal: Application for determination as to whether prior approval of details is required  
- Extension of dwellinghouse. Dimension from rear wall of the original dwellinghouse - 4.0m. Maximum height of the extension - 3.3m. Height to eaves of the extension - 3.3m.

Location: 201 Liverpool Road, Rufford, Ormskirk, Lancashire, L40 1SD

Applicant: Mr Philip Boocock

WARD:- Scarisbrick

Application: 2018/0391/LDC Decision: Cert of Lawfulness (EXISTING) Granted

Proposal: Certificate of Lawfulness - Use of land for the composite uses of: C3 Residential use; B2 Industrial and B8 Miscellaneous storage uses; and Land for the keeping of horses.

Location: Old Vicarage Farm, Southport Road, Scarisbrick, Ormskirk, Lancashire, L40 8HQ

Applicant: Mr R McStein

WARD:- Scarisbrick

Application: 2018/0527/FUL Decision: Planning Permission Granted

Proposal: Proposed porch and side extension to dwellinghouse

Location: 7 Marsh Moss Lane, Burscough, Ormskirk, Lancashire, L40 0RP

Applicant: Mr P Halliwell

WARD:- Scarisbrick

Application: 2018/0608/FUL Decision: Planning Permission REFUSED

Proposal: Continuation of use of land and buildings as a care home (Class C2) together with alterations (internal) and extension.

Location: Asmall Hall Care Home, Asmall Lane, Scarisbrick, Ormskirk, Lancashire, L40 8JL

Applicant: Benridge Care Group

WARD:- Scarisbrick

Application: 2018/0609/LBC Decision: Listed Building Consent Granted

Proposal: Listed Building Consent - Alterations (internal) and extensions to the care home.

Location: Asmall Hall Care Home, Asmall Lane, Scarisbrick, Ormskirk, Lancashire, L40 8JL

Applicant: Benridge Care Group

WARD:- Scarisbrick

Application: 2018/0651/FUL Decision: Planning Permission REFUSED

Proposal: Conversion of the vacant Parish Centre for St Elizabeth's Church into five two and three bedroom flats.

Location: St Elizabeths Parish Centre, 10 Hall Road, Scarisbrick, Ormskirk, Lancashire, L40 9QE

Applicant: Father Fr Godric

WARD:- Scarisbrick

Application: 2018/0742/FUL Decision: Planning Permission Granted

Proposal: Single storey side extension to a detached bungalow.

Location: The Stables, 285 Smithy Lane, Scarisbrick, Ormskirk, Lancashire, L40 8HL

Applicant: Mr Matthew Rowne

WARD:- Scarisbrick

Application: 2018/0844/FUL Decision: Planning Permission Granted

Proposal: Change of use to a Hair and Beauty Salon , Aesthetics Clinics and Training Salon.

Location: Stocks House, 330 Southport Road, Scarisbrick, Southport, Lancashire, PR8 5LF

Applicant: Mr Cribb

WARD:- Scarisbrick

Application: 2018/0849/FUL Decision: Planning Permission Granted

Proposal: New porch.

Location: Bella Vista, Drummersdale Lane, Scarisbrick, Ormskirk, Lancashire, L40 9RD

Applicant: Mr & Mrs Ackers

WARD:- Scarisbrick

Application: 2018/0863/FUL Decision: Planning Permission REFUSED

Proposal: Proposed single storey side extension

Location: 93 Hall Road, Scarisbrick, Ormskirk, Lancashire, L40 9QB

Applicant: Mr & Mrs Smith

WARD:- Scarisbrick

Application: 2018/0867/PNC Decision: PNC Details Refused

Proposal: Application for determination as to whether prior approval of details is required  
- Conversion of existing shippon to create a dwelling, and for associated development.

Location: 256 Jacksmere Lane, Scarisbrick, Southport, Lancashire, PR8 5JA

Applicant: LJS Family Investments Ltd

WARD:- Scarisbrick

Application: 2018/0886/FUL Decision: Planning Permission Granted

Proposal: Replacement of existing vehicular access with new access to Asmall House Farm.

Location: Asmall House Farm, Asmall Lane, Scarisbrick, Ormskirk, Lancashire, L40 8JL

Applicant: Mr Stephen Pratt

WARD:- Scarisbrick

Application: 2018/0937/PNH Decision: PNH Inappropriate Application

Proposal: Application for determination as to whether prior approval of details is required  
- Extension of dwellinghouse. Dimension from rear wall of the original dwellinghouse - 3.9m. Maximum height of the extension - 3.3m. Height of eaves of the extension - 2.4m.

Location: 3 Pinewood Close, Scarisbrick, Southport, Lancashire, PR8 5LL

Applicant: Mr D Evers

WARD:- Scarisbrick

Application: 2018/0947/FUL Decision: Planning Permission Granted  
Proposal: Erection of detached garage.  
Location: 4 Clyffes Farm Close, Scarisbrick, Ormskirk, Lancashire, L40 9SB  
Applicant: Mr G Davies

WARD:- Scarisbrick

Application: 2018/1000/PNP Decision: Prior Notif-Agriculture-Details Approved  
Proposal: Application for Determination as to Whether Prior Approval is Required for Details - Agricultural storage building.  
Location: 213 Smithy Lane, Scarisbrick, Ormskirk, Lancashire, L40 8HJ  
Applicant: Mr Church

WARD:- Scott

Application: 2018/0014/FUL Decision: Planning Permission Granted  
Proposal: New shop front and windows. Part change of use to 4 bed student HMO. Retention of shop (A1) with proposed alternative use as financial /professional services (A2).  
Location: 30 Burscough Street, Ormskirk, Lancashire, L39 2ES  
Applicant: Whitestone Retail And Leisure

WARD:- Scott

Application: 2018/0701/FUL Decision: Planning Permission REFUSED  
Proposal: Part two storey/part first floor side extension and rear dormer.  
Location: 22 Rutland Crescent, Ormskirk, Lancashire, L39 1LP  
Applicant: Mr Andrew Cunningham

WARD:- Scott

Application: 2018/0741/FUL Decision: Planning Permission Granted  
Proposal: Demolition of existing rear extension. Erection of front porch and single storey rear extension  
Location: 58 Marians Drive, Ormskirk, Lancashire, L39 1LQ  
Applicant: Mr J Banks

WARD:- Scott

Application: 2018/0785/FUL Decision: Planning Permission Granted  
Proposal: Conversion of the existing bottle and brew house associated with the Buck l'th Vine public house to residential accommodation.  
Location: Buck l'th Vine, 35 Burscough Street, Ormskirk, Lancashire, L39 2EG  
Applicant: Mitty Group

WARD:- Scott

Application: 2018/0816/FUL Decision: Planning Permission Granted  
Proposal: Demolition of existing garage and erection of a new brick garage with storage in the roof area.  
Location: 70 Grimshaw Lane, Ormskirk, Lancashire, L39 1PD  
Applicant: Mr T Huyton

WARD:- Skelmersdale North

Application: 2018/0794/FUL Decision: Planning Permission Granted  
Proposal: Demolition of outbuilding and erection of single storey side extension  
Location: 43 Willow Drive, Skelmersdale, Lancashire, WN8 8PJ  
Applicant: Mr A Pilling

WARD:- Skelmersdale North

Application: 2018/0848/FUL Decision: Planning Permission Granted  
Proposal: Change of use of land to residential.  
Location: 115 Millrose Close, Skelmersdale, Lancashire, WN8 8QT  
Applicant: Mr George Smith

WARD:- Skelmersdale North

Application: 2018/0960/FUL Decision: Planning Permission Granted  
Proposal: The extension of the site boundary and the regularising of the layout of the scheme approved under planning permission reference 2018/0088/FUL.  
Location: Hills Storage & Distribution Centre, Stanley Way, Stanley Industrial Estate, Skelmersdale, Lancashire, WN8 8EA  
Applicant: Energi Generation

WARD:- Skelmersdale South

Application: 2018/0855/OUT Decision: Outline Planning Granted  
Proposal: Outline - Demolition of existing redundant greenhouses and construction of two detached dwellings.  
Location: Land To The Rear Of 56 To 74, Ormskirk Road, Blaguegate, Skelmersdale, Lancashire,  
Applicant: Mr M Hurst

WARD:- Skelmersdale South

Application: 2018/0894/FUL Decision: Planning Permission Granted  
Proposal: Proposed white PVCU orangery to rear elevation.  
Location: 5 Standside Park, Skelmersdale, Lancashire, WN8 8BH  
Applicant: Mr & Mrs Parkinson

WARD:- Skelmersdale South

Application: 2018/0987/LDP Decision: Withdrawn  
Proposal: Certificate of Lawfulness - Proposed single storey rear extension.  
Location: 7 Swifts Fold, Skelmersdale, Lancashire, WN8 8BN  
Applicant: Mr J Entwistle

WARD:- Tanhouse

Application: 2018/0907/FUL Decision: Planning Permission Granted  
Proposal: Proposed change of use from B1 office to D1 orthodontics clinic.  
Location: The Annexe Whelmar House, Southway, Skelmersdale, Lancashire,  
Applicant: Expert Orthodontics Limited

WARD:- Tarleton

Application: 2017/0869/OUT Decision: Outline Planning REFUSED  
Proposal: Outline planning permission for development of the site for 18 dwellings including details of access, layout and scale with all other matters reserved.  
Location: Toppings Farm, 20 Plox Brow, Tarleton, Preston, Lancashire, PR4 6HB  
Applicant: Lilford 2005 Limited



WARD:- Tarleton

Application: 2018/0501/LBC Decision: Listed Building Consent-REFUSED  
Proposal: Listed Building Consent - Replacement of all existing rotten timber windows and doors with matching style casement windows and entrance doors.  
Location: 4 Plox Brow, Tarleton, Preston, Lancashire, PR4 6HB  
Applicant: Mr D Farrington

WARD:- Tarleton

Application: 2018/0646/OUT Decision: Outline Planning Granted  
Proposal: Outline - Two new dwellinghouses (including details of access and layout). Resubmission of application 2017/0399/OUT.  
Location: 9 Mere Brow Lane, Tarleton, Preston, Lancashire, PR4 6JP  
Applicant: Mr & Mrs R Rigby

WARD:- Tarleton

Application: 2018/0693/FUL Decision: Planning Permission Granted  
Proposal: Application for the removal of Condition no. 9 of planning reference number: 2015/1095/COU. (retention)  
Location: The Courtyard, 94 Church Road, Tarleton, Preston, Lancashire, PR4 6UP  
Applicant: Tarleton Courtyard Ltd

WARD:- Tarleton

Application: 2018/0717/OUT Decision: Outline Planning REFUSED  
Proposal: Outline - Erection of one true bungalow including details of access (all other matters reserved).  
Location: 17 Carr Lane, Tarleton, Preston, Lancashire, PR4 6DD  
Applicant: Mr & Mrs Bridge

WARD:- Tarleton

Application: 2018/0881/FUL Decision: Planning Permission REFUSED  
Proposal: Proposed replacement of all existing rotten timber windows and doors with matching style (Anderson 400 series) casement windows and entrance doors.  
Location: 4 Plox Brow, Tarleton, Preston, Lancashire, PR4 6HB  
Applicant: Mr D Farrington

WARD:- Tarleton

Application: 2018/0890/FUL Decision: Planning Permission Granted

Proposal: New pedestrian and driveway gates to front elevation.

Location: 11B Oaklands Avenue, Tarleton, Preston, Lancashire, PR4 6BN

Applicant: Steve Hackney

WARD:- Tarleton

Application: 2018/0928/FUL Decision: Planning Permission REFUSED

Proposal: Retrospective application for the erection of two timber sheds, construction of hardstanding and change of use from agriculture to a mixed agriculture/garden use.

Location: Blackhurst Farm, 396 Blackgate Lane, Tarleton, Preston, Lancashire, PR4 6JJ

Applicant: Mrs L Hunter-Ceylan

WARD:- Tarleton

Application: 2018/0930/FUL Decision: Withdrawn

Proposal: Erection of four semi-detached affordable houses.

Location: 45 Carr Lane, Tarleton, Preston, Lancashire, PR4 6BS

Applicant: Mr D Whitlow

WARD:- Tarleton

Application: 2018/0935/LDP Decision: Cert of Lawful (PROPOSED) Not Permitted

Proposal: Certificate of Lawfulness - Proposed conservatory to side.

Location: 138 Southport New Road, Tarleton, Preston, Lancashire, PR4 6HY

Applicant: Mr Andrew Pringle

WARD:- Tarleton

Application: 2018/0950/FUL Decision: Planning Permission Granted

Proposal: Two storey rear extension.

Location: 140 Hesketh Lane, Tarleton, Preston, Lancashire, PR4 6AS

Applicant: Mr & Mrs Element

WARD:- Tarleton

Application: 2018/0972/PNP Decision: PDR Prior Approval NOT Required  
Proposal: Application for Determination as to Whether Prior Approval is Required for Details - Agricultural building.  
Location: Shortwood Hall Farm, The Marshes Lane, Mere Brow, Tarleton, Preston, Lancashire, PR4 6JS  
Applicant: R Pickavance & Sons

WARD:- Tarleton

Application: 2018/1036/LDP Decision: Cert of Lawfulness (PROPOSED) Permitted  
Proposal: Certificate of Lawfulness - Proposed construction of a single storey rear extension.  
Location: 1 Sutton Avenue, Tarleton, Preston, Lancashire, PR4 6BA  
Applicant: Mr Russell Flint

WARD:- Up Holland

Application: 2018/0891/FUL Decision: Planning Permission REFUSED  
Proposal: Conversion of existing bungalow into a dormer bungalow including the raising of the ridge height. Removal of existing conservatory to the rear and two storey extension. Material change from brickwork to render.  
Location: 23 Denshaw, Up Holland, Skelmersdale, Lancashire, WN8 0AY  
Applicant: Mr & Mrs Collins

WARD:- Wrightington

Application: 2018/0508/FUL Decision: Planning Permission Granted  
Proposal: Extension to existing business by construction of a 21.5m deep diving equipment test tank and 2+ storey extension to the side of the existing building.  
Location: Northern Diver Ltd, Northern Divers Building East Quarry, Appley Lane North, Appley Bridge, Wigan, Lancashire, WN6 9AE  
Applicant: Northern Diver (International) Ltd

WARD:- Wrightington

Application: 2018/0528/FUL Decision: Planning Permission Granted

Proposal: Erection of warehouse, retrospective consent for retention of store for a limited period, car park extension, excavation and erection of retaining walls, and surfacing of access and hard standing

Location: Northern Diver Ltd, Northern Divers Building East Quarry, Appley Lane North, Appley Bridge, Wigan, Lancashire, WN6 9AE

Applicant: Northern Diver (International) Ltd

WARD:- Wrightington

Application: 2018/0917/PNH Decision: PNH Details Approved

Proposal: Application for determination as to whether prior approval of details is required  
- Extension of dwellinghouse. Dimension from rear wall of the original dwellinghouse - 6m. Maximum height of the extension - 3.950m. Height to eaves of the extension - 2.4m.

Location: 59 Ayrefield Road, Roby Mill, Up Holland, Skelmersdale, Lancashire, WN8 0QP

Applicant: Mr & Mrs Holland



**ARTICLE NO:** 1B

**PLANNING COMMITTEE**

**MEMBERS UPDATE 2018/19**

**Issue: 6**

**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))

**SUBJECT: Planning Appeals Lodged - 29/09/2018 to 09/11/2018**

<b>APPLICATION NO.</b>	<b>APPELLANT</b>	<b>DEVELOPMENT AND ADDRESS</b>	<b>PROCEDURE</b>
2018/0240/PNH	Mr R Hadfield	20 Mill Dam Lane, Burscough. Application for determination as to whether prior approval of details is required - Extension of dwellinghouse. Dimension from rear wall of the original dwellinghouse - 4.4m. Maximum height of the extension - 2.8m. Height to eaves of the extension - 2.8m.	Written Representations
2018/0291/FUL	Mr Matt Jackson	30 Peet Avenue, Ormskirk. Change of use of current property to HMO	Written Representations
2018/0496/FUL	Mrs H Smith	40 Black Moss Lane, Ormskirk. First floor extension to form new master bedroom/en-suite with Juliet balcony to the front elevation. Ground floor internal remodel.	Written Representations

E/2016/0216/UAU Warbreck  
Garden Centre

Land To The North Of Warbreck  
Garden Centre, Lyelake Lane,  
Lathom.  
Without planning permission, the  
change of use of the land for the  
parking of vehicles and outside  
storage.

Written  
Representations



**ARTICLE NO:** 1C

**PLANNING COMMITTEE**

**MEMBERS UPDATE 2018/19**

**Issue: 6**

**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))

**SUBJECT: Planning Appeals Decided - 29/09/2018 to 09/11/2018**

<b>APPLICATION NO.</b>	<b>APPELLANT</b>	<b>DEVELOPMENT AND ADDRESS</b>	<b>DECISION AND DATE</b>
1435 2017/0740/FUL	Mr John Crompton	16 Brighthouse Close, Ormskirk. Erection of 2 bedroom dormer bungalow.	Dismissed 27/09/2018
1436 2017/0971/FUL	Mr B Sneyd	The Chase, Flash Lane, Rufford. Widen driveway access to the property.	Dismissed 01/10/2018
1437 2017/1203/COU	Mr Neil Macfarlane	91 Wigan Road, Ormskirk. Change of use from C4 HMO to sui generis HMO for 9 people.	Dismissed 05/10/2018
1437 E/2017/0221/UAU	Neil MacFarlane	91 Wigan Road, Ormskirk. Without planning permission the change of use of a small house in multiple occupation (C4) to a large house in multiple occupation (sui generis).	Dismissed 05/10/2018
1438 2018/0333/FUL	Mr J Goulding	5 Carr House Lane, Wrightington. Demolition of single storey rear extension and detached garage. Proposed single storey rear and two storey side extensions.	Allowed 09/10/2018

<b>1439</b> 2018/0365/FUL	Mr Jeff Bone	7 Fir Tree Close, Skelmersdale. Single storey rear extension. Loft conversion with rear dormer.	Allowed 24/10/2018
<b>1440</b> 2017/0979/FUL	Mr Andrew Holland	8 Furness Avenue, Ormskirk. Conversion of single dwelling to 2 No. apartments including single storey side extension and two storey rear extension.	Allowed 25/10/2018
<b>1441</b> 2017/0739/FUL	Mr Hollewell	60A Bescar Lane, Scarisbrick, Ormskirk. Replacement of existing telephone exchange building with small two bedroom detached dwelling.	Dismissed 01/11/2018
<b>1443</b> 2017/0823/FUL	Malpas Tractors	Land To The North Of Holland Business Park, Spa Lane, Lathom. Engineering works to create extension to existing yard	Dismissed 06/11/2018
<b>1442</b> 2017/0825/COU	SAM Homes Ltd	33 Scarisbrick Street, Ormskirk Conversion of dwelling to 2no self contained 2 bed flats and retention of two storey rear extension.	Dismissed 06/11/2018

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:**

**PLANNING COMMITTEE:**

**MEMBERS UPDATE 2018/19**

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

**Contact for further information: Mr Ian Bond  
(E-mail:ian.bond@westlancs.gov.uk)**

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**SUBJECT: TPO Offence Investigated – 18/08/2017 – 09/11/2018**

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<b>Relevant Reference</b>	<b>Site Location</b>	<b>Alleged Offence</b>	<b>Date Decision Made</b>
TPO No.56 2004	Tennyson Drive Ormskirk	Tree Roots damaged/removed without permission	No further action taken and case closed





## PLANNING

MEMBERS UPDATE 2018/19

ISSUE: 6

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

**Contact for further information: Neil Macfarlane (Extn. 5393)  
(Email: [neil.macfarlane@westlancs.gov.uk](mailto:neil.macfarlane@westlancs.gov.uk))**

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**SUBJECT: Exemption from contract procedure rules : West Lancashire Local Plan Review Transport Assessment**

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Wards affected: Borough wide

### 1.0 PURPOSE OF ARTICLE

- 1.1 To brief Members on an exemption from contract procedure rules, granted by the Chief Executive, in relation to the West Lancashire Local Plan Review Transport Assessment.
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### 2.0 BACKGROUND

- 2.1 The West Lancashire Local Plan is one of the Council's strategic objectives and was adopted as Council policy in October 2013. The Council is now undertaking a Local Plan Review which will plan for the period to 2050, as compared to the adopted Local Plan timescale to 2027, and will identify new site allocations for development. Public consultation was undertaken on the first stage of the review, Local Plan Issues and Options Papers, during March and April 2017 with a further public consultation currently being undertaken on the next stage, Preferred Options, between 12 October and 13 December 2018. There are further stages in producing the Local Plan Review, as outlined in the Council's Local Development Scheme, before it is anticipated to be adopted as Council policy in December 2020.
- 2.2 In order to undertake the Local Plan Review, the Council needs to update a range of supporting evidence and consider its implications for local planning policy. Whilst a large amount of evidence has been produced already some of this is ongoing. Included amongst this evidence is the need to undertake a transport assessment of the Local Plan Review which, due to the specialist

nature of the work involved, needs to be undertaken by external consultants. A transport assessment was previously undertaken as supporting evidence during the preparation of the adopted Local Plan.

### **3.0 CURRENT POSITION**

3.1 An invitation to respond to a Local Plan Review Transport Assessment consultancy brief was issued by officers from Strategic Planning and Implementation to 6 consultants in March 2018 with the expectation that this would be sufficient to meet contract procedure rule 6 (contracts over £10,000 but under £50,000) which states:

"Where the estimated value or amount of a proposed contract will exceed £10,000 but will not exceed £50,000 the appropriate Senior Officer shall obtain not less than three written quotations....."

The 6 companies who were invited to respond to the consultancy brief were:

- White Young Green
- AECOM
- Jacobs
- CH2M
- WS Atkins
- Arup

Subsequent to issuing the brief it became apparent that two of the consultants (Jacobs and CH2M) had recently merged.

3.2 Whilst the submissions from consultants in response to the project brief involved costs of less than £50,000, only two written quotations were received (White Young Green and AECOM). It is of note that a third response also exists, however, this related to an earlier issued Local Plan Review Transport Assessment brief as part of earlier working with Highways England and their own consultants, WSP. WLBC officers considered that proposal was not able to provide suitably robust evidence for the Local Plan Review.

3.3 Given the period of time taken to obtain two satisfactory responses to the issued Local Plan Review Transport Assessment consultancy brief, including significant abortive time spent with Highways England as described above and taking into account tight timescales for producing the Local Plan Review, it was not considered practical to reissue the consultancy brief in the expectation of receiving three written responses in accordance with contract procedure rule 6.

3.4 Officer assessment of the two submitted responses to the consultancy brief identified that both would meet the requirements of the project and, on the basis of a combination of cost and quality assessment criteria, the proposal made by White Young Green was considered to be superior. This was also the lowest cost proposal. A request for an exemption to contracts procedures

rules for the appointment of White Young Green was therefore made to the Council's Chief Executive. In seeking the exemption in relation to rule 6 it was also considered prudent to seek an additional exemption in relation to rule 7 (contracts over £50,000) in the unlikely event that total project costs would exceed £50,000 on the basis of new traffic counts potentially being required. The exemption request in relation to rules 6 and 7 was subsequently granted.

- 3.5 White Young Green's project fees totalled £42,512.50 (excluding VAT) and it subsequently arose through their investigation of data made available by Lancashire County Council (as Highway Authority) that new traffic counts needed to be undertaken at an additional cost of £6,715. Therefore, the total cost of the commission remained below the £50,000 threshold at £49,227.50 so that contract procedure rule 7 has not been engaged. Those additional costs would have been incurred irrespective of which consultant was appointed.

#### **4.0 ACTION BEING TAKEN**

- 4.1 The purpose of this update is to notify Members that a request for exemption from contract procedure rules has been granted by the Chief Executive for the reasons set out above.

#### **5.0 SUSTAINABILITY IMPLICATIONS**

- 5.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder.

#### **6.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 6.1 There are financial implications in connection with this article, as outlined at paragraph 3.5 above, as it relates to the purchase of consultancy expertise to produce a Local Plan Review Transport Assessment. However, officers have chosen the consultant with the lowest cost and highest quality assessment scores, therefore it is considered that best value has been achieved. The costs for the transport assessment have been accounted for in the Strategic Planning and Implementation Service's budget.

#### **7.0 RISK ASSESSMENT**

- 7.1 This item 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.

### **Background Documents**

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

### **Equality Impact Assessment**

This report 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.