



**PLANNING COMMITTEE:
25 JULY 2019**

Report of: Director of Development and Regeneration

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SUBJECT: LATE INFORMATION

1.0 INTRODUCTION

The information below has been received since compilation of your Agenda. The following also includes suggested adjustments to the recommendations further to the receipt of late plans and/or information.

3.0 ITEM 7 – PLANNING APPLICATIONS

REPORT NO. 1 – 33-35 & 37 CHURCH STREET, ORMSKIRK – 2019/0089/FUL

A further objection has been received in respect of the application. The objection can be summarised as:

Over provision of student accommodation in the Town Centre;
There are no new starter properties being built in Ormskirk;
Students do not generate council tax;
The building is too large at 4/5 storey and out of keeping with existing development.

OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

The material planning consideration raised have been covered within the Planning Committee Report.

**REPORT NO. 3 – LAND TO THE EAST OF TOLLGATE ROAD, BURSCOUGH
– 2019/0438/FUL**

Condition 7 should be amended to read:

Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development shall be submitted to and agreed in writing by the Local Planning Authority which, as a minimum shall include:

a) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:

- i. on-going inspections relating to performance and asset condition assessments;
- ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the buildings. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

REPORT No. 4 – SHIREOAKS, WIGAN ROAD, LATHOM, ORMSKIRK – 2019/0201/FUL

Comments have been received from South Lathom Residents' Association querying why the application site is considered by the Council to be previously developed land.

OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

The whole site is considered to be previously developed (brownfield) because the previous planning permission (2016/0642/COU) is for a mixed use development (equine and agricultural) on the site. In the case of this particular site, there is no clear separation between the equine and agricultural uses, in which case the mixed use nature of this site means it must all be considered previously developed.

Additional condition

Given the Green Belt location of the site, it is recommended that an additional condition is imposed which restricts further additions to the dwelling:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent orders or statutory provision of these orders, no garages, extensions, porches or outbuildings shall be erected or undertaken without the express written permission of the Local Planning Authority

REASON

The character and location of the property are such that the Local Planning Authority wish to exercise control over future development in order to protect the

openness of the Green Belt and to comply with the provisions of Policy GN1(b) in the West Lancashire Local Plan 2012-2027 Development Plan Document and National Planning Policy Framework - Protecting Green Belt Land