



**PLANNING COMMITTEE:  
9 JANUARY 2020**

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**Report of: Corporate Director of Place and Community**

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**SUBJECT: LATE INFORMATION**

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## **1.0 INTRODUCTION**

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

## **2.0 ITEM 7 – PLANNING APPLICATIONS**

### **REPORT NO. 1 – THE BAY LEAF, LIVERPOOL ROAD, TARLETON – 2018/1190/FUL**

Following publication of the Planning Committee report several conditions require amendments to reflect the fact that the proposed foodstore and office would be developed by two separate operators. There are also typing errors in conditions 2 and 17 which require amending. The conditions would read as follows:

#### **Condition 2**

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

##### **Plan reference**

1715BOL-98 - Site Location Plan received by the Local Planning Authority on 09.11.18.

1715BOL-100 Rev E - Site Plan as Proposed received by the Local Planning Authority on 09.11.18.

1715BOL-101 - Proposed Unit A GA Plan received by the Local Planning Authority on 09.11.18.

1715BOL-102 Proposed Unit A Roof Plan received by the Local Planning Authority on 09.11.18.

1715BOL-103 Rev B - Proposed Unit A Elevations received by the Local Planning Authority on 09.11.18.

1715BOL-104 - Boundary Treatment Plan received by the Local Planning Authority on 09.11.18.

1715BOL-110 - Unit B GA Plans received by the Local Planning Authority on 09.11.18.

1715BOL-111 - Unit B Elevations received by the Local Planning Authority on 09.11.18.

3070 102- Tree Retention, Removal & Protection Plan received by the Local Planning Authority 09.11.18.

V1715-LO1 Rev A - Landscaping Plan received by the Local Planning Authority 02.04.19.

Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

### **Condition 8**

Prior to occupation of each building, details of the number and location of bird nesting boxes and bat boxes to be incorporated into the building shall be submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall be installed in accordance with the approved details prior to the buildings being brought into use.

Reason: In the interests of biodiversity conservation and to comply with Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

### **Condition 17**

The rating level of noise from fixed plant on the food store shall not exceed 45dB LAr, 1h between 0700 and 2300 hours on any day and 31dB LAr, 15m between 2300 and 0700 hours on any day as measured or calculated at the boundary of any nearby residential dwelling, as determined in accordance with BS4142:2014.

Reason: To safeguard local residents from noise and disturbance, and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

### **Condition 23**

Notwithstanding any description of materials in the application, no above ground construction works on each building shall take place until samples and / or full specification of materials to be used externally on that building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority.

The development shall be carried out only in accordance with the agreed schedule of materials and method of construction.

Reason: To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

### **Condition 26**

The new site access shall be constructed prior to occupation of any building in accordance with the hereby approved site plan, reference 1715BOL-100 Revision E, and the Lancashire County Council Specification for Construction of Estate Roads.

Reason: To ensure that satisfactory access is provided to the site to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

### **Condition 28**

The buildings shall not be brought into use until the areas for the movement, loading, unloading and parking of vehicles in connection with each building, have been provided, constructed and surfaced in complete accordance with plan ref 1715BOL-100 Rev E .These areas shall be retained at all times thereafter.

Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, and to comply with the provisions of Policy GN3 and IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

## **REPORT NO. 2 – FORMER PLAYING FIELDS, BARNES ROAD – 2019/0211/FUL**

### **Further Neighbour Representation**

I have received one further letter of objection raising the following:

I do not want my property to be overlooked by the new housing -will affect the natural light to garden;

Noise pollution will adversely affect my quality of life;

Area behind house suffers from water saturation and new homes will affect further;

Green field sites should be stopped and use up some of the brown field sites.

## **REPORT NO. 4 – LAND TO THE REAR OF DOG AND GUN INN, LONG LANE – 2019/0516/FUL**

Following publication of the Planning Committee report amended house type plans have been submitted to reflect the finished floor levels following submission of the amended layout which was submitted 05.11.19. Condition 2 should be amended to read:

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

Plan reference

07 Rev D - Proposed Boundary Treatment Plan

06 Rev E - Refuse Strategy

04 Rev F - Proposed Site Plan

received by the Local Planning Authority on 05.11.19.

B-01 Rev C - House Type B - Floor Plans and Elevations

E-02 Rev B - Housetype E Elevations

E-01 Rev C - Housetype E - Floor Plans and Sections

received by the Local Planning Authority on 03.01.20.

Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.