



**PLANNING COMMITTEE:  
9 JULY 2020**

---

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

**Contact: Mrs. C. Thomas (Extn.5134)**  
**Email: catherine.thomas@westlancs.gov.uk**

---

**SUBJECT: LATE INFORMATION**

---

## **1.0 INTRODUCTION**

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

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

### **REPORT NO. 1 – BUNGALOW FARM, HEATONS BRIDGE ROAD – 2019/0747/FUL**

Following publication of the Planning Committee Agenda, additional consultation responses and neighbour representations have been received.

#### **Natural England Consultation Response**

A consultation response has been received from Natural England which confirms that they have no objection to the proposed development subject to appropriate ecological mitigation being secured. These methods are outlined within the shadow Habitat Regulations Assessment and are secured by planning condition no.6.

Natural England has requested the following additional planning conditions:

*Prior to commencement of works on site a method statement for an Ornithological Watching Brief, including the identification of disturbance triggers and corrective measures shall be submitted to and agreed in writing with the Local Planning Authority. The development should be implemented in accordance with the agreed Watching Brief and method statement.*

*Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.*

*High disturbance works must be temporarily suspended if local temperatures (as recorded by nearest Met Office data and/or available site specific measurements) are below zero degrees centigrade for a period of 7 consecutive days, and remain suspended until temperatures reach above zero degrees centigrade for a period of 3 consecutive days. The relevant nature conservation bodies should be informed of when works are suspended and re-commenced.*

*Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.*

## **Environment Agency**

A representation has been received from the Environment Agency which advises that although the Below Ground Drainage Strategy submitted with the application proposes the installation of two separate package treatment systems with two separate outfalls, where connection to the public sewer is not practicable, they would expect foul effluent to be discharged via a single package treatment system and as such the proposed foul drainage layout should be updated to reflect this. They have advised that they consider the proposed development acceptable if a single package treatment system is installed, and have requested the following condition to secure this:

*Notwithstanding the details provided in the Below Ground Drainage Strategy by Environmental Protection Group (reference EPG -8954-RP-DS-01; dated 25/03/19), the development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved, prior to the buildings being brought into use.*

*Reason: To ensure the proposed development complies with Policy GN3 in the West Lancashire Local Plan 2012 to 2027 and NPPF paragraph 180.*

As a result of the comments from the Environment Agency condition 5 is also amended to read:

*Prior to the buildings hereby approved being brought into use, surface water drainage shall be carried out in accordance with the submitted FRA (EPG-8954-FRA-01 25/03/19 Rev 4.0) & Below Ground Drainage Strategy (EPG-8954-RP-DS-01 25/03/19 Rev V 4.0). Thereafter the drainage scheme shall be managed and maintained in accordance with the maintenance measures identified.*

*Reason: To ensure adequate drainage for the proposed development and to ensure that there is no flood risk on, or off the site resulting from the proposed development and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.*

## **Neighbour Representations**

Further representations have been received from local residents, the main grounds of objection can be summarised as:

- Impact on the local road network.
- As a result of the pandemic traffic flow on local roads is reduced and as such the Planning Committee site visit will not be an accurate reflection of the highway situation.
- The Planning Committee site visit and meeting should be postponed until members of the public are able to attend Planning Committee in person.
- Smithy Mushroom is not a locally owned business and will not employ people from the local area.

## **OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY**

Paragraph 10.34 of the report is amended to reflect the comments provided by the Environment Agency, to read:

The Below Ground Drainage Strategy identifies that foul water from the cultivation area and foul water from the office/plant area would be collected in separate below ground pipework systems and discharge via new proprietary treatment tanks before being conveyed into the existing water course. The Environment Agency have advised that there should be a single package treatment system; this will be secured by planning condition.

There is a typographical error in the first line of paragraph 10.49 of the report which should read:

The proposed development does not involve the significant loss of trees on the site.

In response to comments made in the additional neighbour representations, the impact of the development on highways in the vicinity of the site has been assessed by Lancashire County Council as Highway Authority and their views are outlined in the agenda report. The Highway Authority is satisfied that the development will not have an unacceptable impact on highway safety or the road network.

The Government has advised that local planning authorities should take advantage of new powers to hold virtual planning committees, to determine planning applications as expeditiously as possible to boost economic recovery.

The ownership of Smithy Mushrooms is not a material planning consideration and cannot be considered in the assessment of the application.