



**AGENDA ITEM:**

**PLANNING COMMITTEE:  
1<sup>ST</sup> SEPTEMBER 2016**

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**Report of: Director of Development and Regeneration**

**Contact: Mrs. C. Thomas (Extn.5134)  
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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. 2 – FISHING LAKES, MILLHOUSE FARM, EAGER LANE**

An amended plan has been received deleting any reference to the use of the facilities building as a café. The building will be used for the provision of Kitchen/rest room facilities for users of the fishing lakes only.

Condition 2 has been reworded to read as follows:

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

Plan reference A101 Rev 2 and A102 Rev 2 received by the Local Planning Authority on 17th June 2016.

Plan reference A103 Rev 3 received by the Local Planning Authority on 22<sup>nd</sup> August 2016.

### **REPORT NO. 3 – 183A LONG LANE, AUGHTON**

I have received further information that confirms the neighbouring dwelling at 183 Long Lane includes a habitable bedroom window at ground floor on the gable facing the application site. This is not a secondary window as suggested in Para 7.8 of the main report.

In order to address this new information and ensure that the proposed development does not impact on this neighbour's residential amenity, to a more significant extent than the approved scheme, amended plans have been received. The amended plans show the position of the proposed building closest to 183 Long Lane has been moved further away and is now, at 2.5m from the bedroom window, in the same position as the previously approved and extant application ref: 2014/0391/FUL. The proposed dwelling now retains the width of the previously approved scheme and is therefore considered to be acceptable.

The proposed building includes a first floor above a kitchen outrigger which differs from the 2014 application. However, in my view, due to the position of the gable of the proposed building and the distance of the first floor projection, there would be no significant loss of amenity to number 183 by way of overbearingness sufficient to warrant a refusal of planning permission.

#### Conditions

Amend condition 2 to read:

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

Plan reference Floor layout, KIRKHAM/03 Rev A, Elevations KIRKHAM/04 Rev A, received by the Local Planning Authority on 30th August 2016

### **REPORT NO. 4 – 73 MARIANS DRIVE, ORMSKIRK**

The Council has received a further letter of objection to the proposal on the following grounds:

Student homes are ineligible for community charge;  
Priority should be given to low cost housing and not student lets.

### **REPORT NO. 5 – LAND ADJACENT TO 1 HATTERSLEY WAY, THE HATTERSLEY CENTRE, ORMSKIRK.**

Paragraph 7.17 of the Committee report refers to the submitted landscaping scheme including the provision of trees and ornamental planting. The proposed landscaping scheme has been assessed and the planting proposed is low level in close proximity to the existing advertisement hoarding, so should not result in the sign details being obscured.

An extra condition in relation to boundary treatment to the outdoor seating area and gating to the proposed service passage is recommended. The condition is as follows:

13. Details of the proposed means of enclosure of the outdoor seating area and the gating to the service passage to the east of the building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented on site prior to the approved building being brought into use and maintained as such thereafter.

#### 13 Reason

To safeguard the visual amenity of the area and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.