



**PLANNING COMMITTEE:
22 JULY 2021**

Report of: Corporate Director of Place and Community

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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.

2.0 ITEM 7 – PLANNING APPLICATIONS

REPORT NO.1 – OLD RECTORY GREEN, AUGHTON – 2021/0569/FUL

Since compilation of the agenda a response has been received from United Utilities (19.07.2021) who advise as follows:

- The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way
- A public sewer crosses this site and UU may not permit building over it. It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially being impacted by the proposals.

OTHER REPRESENTATIONS

A further comment has been received from a neighbour regarding the accuracy of the report in respect that the garage footprint is being extended to the front by 1.2m as the existing canopy is not part of footprint.

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It is proposed to correct paragraph 11.3 of the agenda report to read as follows:

In plan terms, the proposed site layout maintains the existing **envelope** of the garage, stays within the side and rear elevations of the existing dwelling-house and does not increase the footprint of the front elevation beyond a marginal increase for the bay window. Given this, the proposal is an appropriate development of the plot.

The issues raised in relation to United Utilities Assets confirm that the matter is dealt with under Part H of the Building Regulations. It is proposed that an advisory note be added to the decision notice to draw the applicant's attention to the comments from UU.

Note:

A public sewer crosses this site. It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by the proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

United Utilities will require an access strip in accordance with the minimum distances specified in the current issue of Part H of the Building Regulations, for maintenance or replacement. Therefore, a modification of the site layout, or a diversion of the affected public sewer may be necessary. All costs associated with sewer diversions must be borne by the applicant.

To establish if a sewer diversion is feasible, the applicant is advised to discuss this at an early stage with UU's Developer Engineer at wastewaterdevelop erservices@uuplc.co.uk.

REPORT NO.5 – 3 AND 3A MOOR STREET, ORMSKIRK – 2021/0459/FUL

The applicant's agent has provided further comments since publication of the agenda. He has provided further information to support the application identifying an example of a similar design of bi-fold doors on a listed building in Penrith and comments that the current shop front is not traditional where-as the bi fold doors can be implemented in solid wood, which is more traditional. He also advises that rather than be open all the time, most of the time, the door would act as a normal retail unit with one single door in use and that a planning condition could be imposed to control the bi fold door opening hours to control noise onto the high street. He states that this has been successfully implemented on a number of schemes in the Southport Town Centre Conservation area.

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The additional information submitted by the applicant's agent does not sufficiently address the reasons I find the proposed design and appearance of the new shop front to be unacceptable.

The applicant has been offered the opportunity to withdraw this application and engage in meaningful pre-application discussions regarding the design of a new shop front and the building's façade.

REPORT NO.6 – ELM TREE COMMUNITY PRIMARY SCHOOL, ELMERS WOOD ROAD, SKELMERSDALE – 2021/0107/FUL

Since compilation of the agenda an additional response has been received for the Highway Authority (16.07.2021) confirming no objection in principle.

A supporting statement on behalf of Headteacher has been received which can be summarised as follows:

Elm Tree Community Primary School caters for a wide demographic of children who all have an Educational Health Care Plans. We currently have 127 pupils on roll, with 65% free school meals. (The North-West average is 23.8%). In addition, our children are some of the most disadvantaged in the country. Over 50 % of our children have experienced one or more Adverse Childhood Experiences (ACEs), with 20% experiencing 3 or more. Children that attend our school require bespoke educational pathways.

The Willow classroom, which we wish to extend, is for our Endeavour pathway. Endeavour is for pupils working within the EYFS and National Curriculum. The reasons why we wish to extend one of our classrooms is fivefold.

One – To provide an open planned learning space that supports children's complex learning and social needs.

Two – To allow further learning provisions within the classroom to take place (i.e. occupational therapy, thrive, speech and language therapy).

Three – To support and enhance a child-centred curriculum (i.e. creativity, physical, cognition, and personal, social and emotional development).

Four – To create a more innovative arrangement for the delivery of a child-centred curriculum.

Five – To establish a distinctive learning space that will benefit pupils for years to come and leave a lasting legacy.

REPORT NO.7 – BANK HOUSE, AYREFIELD FARM, BANK BROW – 2021/0418/FUL

An additional letter of representation has been received which can be summarised as follows:

- The applicant cleared debris from Bank Brow prior to the Planning Committee site visit
- The farm access is dangerous
- Heavy farm vehicles cause damage to Bank Brow
- Numerous reports of mud on the highway and potholes have been made to LCC

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The proposed agricultural building is to be used for the purposes of storing straw and machinery. Farm vehicles are already stored on site and straw is used on site for the purposes of animal food and bedding. Therefore, it is not anticipated that additional traffic will result from the proposal.. The Highway Authority has been consulted and has raised no objections.

Paragraph 11.14 of the agenda report refers to a drainage condition which has been omitted in error. An additional condition in respect of drainage is recommended as follows:

Condition:

No development shall take place until a strategy for the surface water drainage of the development, including any necessary infiltration measures, attenuation measures, maintenance management proposals, and phasing of delivery if applicable, is approved in writing by the Local Planning Authority. The surface water drainage strategy must take account of the relevant provisions of the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement standards. The drainage scheme must be completed in accordance with the approved details and, if applicable, the approved phasing of the scheme. The MicroDrainage mdx file, if available, is required to aid the checking of design calculations.

Reason:

These details are required prior to the commencement of development 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.

REPORT NO.8 – LAND ADJOINING 15 CHURCH LANE, WRIGHTINGTON – 2021/0450/FUL

One additional letter of representation has been received which can be summarised as follows:

- Would like to know if English Heritage has been informed about the proposed demolition. Cowlings Farm is a Grade 2 listed building and this building is part of the curtilage.
- Concerns about impact on neighbouring properties as the rear of the property directly overlooks the neighbours at number 15 and their garden.

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There is no statutory requirement to consult Historic England on this application. The Council's Senior Planner (Conservation) has been consulted to assess the heritage impact of the development and has raised no objection to the demolition of the building.

The impact on the neighbouring properties has been fully assessed within the Committee report. It is considered the proposal would not result in harm to the amenities of nearby residents, sufficient to warrant a refusal of planning permission.