



**PLANNING COMMITTEE:
8 SEPTEMBER 2022**

Report of: Corporate Director of Place & Community

SUBJECT: LATE INFORMATION REPORT

1.0 INTRODUCTION

The information below has been received since compilation of your Agenda.

2.0 ITEM 7 – PLANNING APPLICATIONS

Reference: 2021/1420/FUL

Site: Ring O'Bells Public House, Ring O'Bells Lane, Lathom

Description: Erection of part single / part two storey extension to north elevation. Alterations and resurfacing of car park adjacent to canal. Alterations to main vehicular entrance and closing of 2nd vehicular entrance. Installation of play equipment. Creation of hardstanding and installation of 2no. shipping containers to accommodate third party stalls/vendors. Associated landscaping and hardstanding works including provision of bicycle parking.

Neighbour representation received 7th September which can be summarised as concerns regarding noise, light pollution, and drainage. Namely that no noise assessment has been submitted in support of the application.

Matters in relation to drainage have been assessed in the detail of the committee report before members. In response to the consultation period, the Council's Principal Drainage Engineer it has been confirmed that there are no outstanding objections in relation to drainage matters.

Noise and light pollution have been considered in the report, and whilst no noise assessment has been provided, should members express concern on this point, a further reason for refusal could be considered with respect to there being insufficient information on the matter. Members are advised that Environmental Protection did not request to be consulted in response to the application.

Reference: 2022/0455/FUL

Site: 10 Old Rectory Green, Aughton

Description: Construction of a single storey flat roof extension, two storey side extension to the rear of the existing garage, a first-floor front extension partially over the flat roof garage, a new front porch, alterations to the front elevation (elevational materials and new glazing), roof dormer to the south elevation. Juliet balcony to existing rear first floor window.

Email received 6th September from residents of no. 5 Old Rectory Green, Aughton.

To summarise, the late representation received raises a number of concerns with the Committee Report presented to members, referring to inaccuracies with respect to impact upon existing drains and sewers and a culverted watercourse which run through the site. In addition, the representation raises objections that were received in the consultation period which have been summarised and considered within the report.

Members are advised that the committee report states that *"the drainage system is outside the footprint of the existing and proposed building..."*. This has been made in error as there are service apparatus which travel through the site, namely between no.10 (application site) and no.11 Old Rectory Green. These concern a surface water and foul public sewer and a culverted watercourse. The proposed two storey side extension would be within the easement strip of the pipelines.

Whilst the statement in the report is incorrect, the consultation responses from the Environment Agency, United Utilities and the Council's Principal Drainage Engineer raise no objection to the proposed development. It is however clear that the onus is on the Applicant to ensure that no load is transmitted from the new structure onto any of the existing drains or sewers, and that consent may be required with United Utilities to allow the building over of the apparatus. Such consent would sit outside of the remit of planning as they fall within another regulatory service for which a condition could not be imposed. In any case, neither consultee has objected to the proposed works that would otherwise warrant an amendment to the recommendation.

Members are advised that should permission be granted the recommended notes to applicant as provided by United Utilities would be included within the decision notice.