



AGENDA ITEM:

**PLANNING COMMITTEE:
10TH NOVEMBER 2016**

Report of: Director of Development and Regeneration

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SUBJECT: ADDITIONAL 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 – LAND TO THE WEST OF CABIN LANE, GREAT ALT CAR

Since compilation of the late information report the applicant has submitted a request that this application be deferred for at least 8 Planning Committee cycles to allow an over-wintering bird survey to be carried out, potential mitigation to be identified and a Habitats Regulations Assessment to be undertaken.

Further information has been submitted by the applicant with regards to the consideration of background documents used as the evidence base for the Local Plan. The applicant considers that documents such as the WLBC Climate Change Strategy and Action Plan 2008, Northwest Renewable and Low Carbon Energy Capacity Study 2010, Lancashire Sustainable Energy Study 2011, SQW Lancashire Renewable Energy Capacity Study, Targets and Deployment 2012, Liverpool City Region Renewable Energy Capacity Study 2009-2010 were used as an evidence base for the Local Plan and are material and relevant considerations in the current application. The applicant further suggests that sites do not need to be allocated for wind energy development within a Local Plan but only need to be “identified” to satisfy the NPPG requirement.

OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

In relation to the matters raised regarding background documents, the majority of these are already referenced in paragraph 6.2 of the agenda report. Whilst the applicant may take the view that these reports indicate the site may be suitable for wind energy development, they do not take detailed account of other constraints and the site is not identified in the Local Plan.

In my view it would not be appropriate to defer this item without giving it due consideration at tonight's meeting. The application is recommended for refusal on various grounds. If the item is debated, Members will be able to express their opinions in respect of the other reasons for refusal and come to a conclusion as to whether they agree with the views expressed in my report. The applicant will then have certainty as to the opinion of the Planning Committee with regard to subjective matters e.g. visual impact, harm to the green belt and heritage assets. If Members defer the item without debate, the applicant may devote considerable time and resources to overcoming issues in relation to ecology, but will have no certainty as to whether the Planning Committee finds material harm in relation to the other matters raised.

I therefore recommend that the report is fully debated by the Planning Committee tonight.