



**AGENDA ITEM:**

**PLANNING COMMITTEE:  
16<sup>TH</sup> FEBRUARY 2023**

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

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**SUBJECT: LATE INFORMATION**

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**1.0 INTRODUCTION**

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

**2.0 ITEM 7 – PLANNING APPLICATIONS**

Application No. 2022/0769/FUL  
Location Bungalow Farm, Heatons Bridge Road Scarisbrick  
Proposal Variation of Conditions No. 2, 3, 5, 6, 8 and 18 imposed on planning permission 2019/0747/FUL to amend the growing and incubation rooms from portal framed buildings to polytunnels and construction of temporary vehicular access to site (part retrospective).

**Observations of the Corporate Director of Place and Community**

Application deferred at request of Officers to review further information and representations pending bringing to the next Committee.

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Application No. 2019/0366/FUL  
Location Pennylands House, High Street, Skelmersdale  
Proposal Demolition of existing structures and erection of a foodstore (Use Class E(a)) and trade counter unit (Use Class B8) with associated accesses, car parking, servicing area and hard and soft landscaping.

## **Observations of the Corporate Director of Place and Community**

### **Amendment to Condition 11**

No part of the development hereby approved shall come into use until a scheme for the construction of the site access and the off-site works of highway improvements has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

The site accesses and off site highway improvement works shall include:

- Vehicle and pedestrian access points
- 2m wide footway on the sites frontage with Westgate
- Relocation and upgrading of bus stop on High Street
- Relocation of lighting column in the vicinity of proposed access on High Street.
- Reinstatement of footway at the redundant existing access in the North East corner of the site.
- Amendments to the existing carriageway layout either side of the proposed new access on High Street.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users and in the interests of highway safety having regard to Policy GN3 and IF2 of the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

### **Amendment to Condition 15**

The development permitted by this planning permission shall be carried out in accordance with the principles set out within the flood risk and surface water drainage assessment (November 2021, Ref: 3139-FRA rev A, Integra Consulting) and drainage design philosophy (November 2021, Ref 8841-REP-001, SWF Consulting). The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

### **Additional Planning Condition**

Para 10.42 states that: *“there is a shortfall of EVC charging points, so a condition would need to be imposed to ensure 10% (14) of the spaces are marked out”*. This was omitted in error. Paragraph 12.2 should be amended with the following addition:

23 Prior to the occupation of the building/use hereby approved at least 10% of the approved car parking spaces shall be marked out for use by electric vehicles, together with an adequate charging infrastructure and cabling for each marked bay, the details of which shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented and thereafter retained in situ throughout the duration of the development.

Reason: In the interests of sustainability and air quality in accordance with Policy IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

#### Correction

Paragraph 10.19 states that Aldi has entered into a new lease with the Concourse owners. This is incorrect. Aldi is ready to enter into a lease which has been agreed by both parties. Should members vote to approve the scheme, the new lease would then be signed in advance of the Section 106 Agreement being signed.

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Application No.	2022/1219/FUL
Location	Land adjacent to 5 Colinmander Gardens, Ormskirk
Proposal	Erection of a 2 storey, 2-bedroom family dwelling with associated car parking

#### **Observations of the Corporate Director of Place and Community**

Members are advised that subsequent to the Committee Agenda being published, representations from the Applicant were received confirming that the above application is formally withdrawn. As such there is no longer a need for the Local Planning Authority to consider the application.