



**AGENDA ITEM:**

**PLANNING COMMITTEE:  
22<sup>nd</sup> June 2023**

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

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**SUBJECT: LATE INFORMATION**

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Application No.      **2023/0031/FUL**  
Location              **The Royal British Legion, Lord Street, Burscough**  
Proposal               **Demolition of the existing RBL building and the erection of  
6no. semi-detached dwellings**

In relation to the land to the rear of the Former Royal British Legion building, a query was raised over land ownership and the informal area from the rear elevation to the car park edge.

A query has been raised in relation to working hours. A further query has been raised in relation to boundary treatments.

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

Members are advised that the red line of the site which excludes the triangular piece of land to the south west of the application site represents the extent of the land owned by the Royal British Legion.

The land owned by the Royal British Legion extends approximately 1.3m from the rear entrance porch to the kerb line of the car park. This would result in a depth of 1.4m approximately from the rear boundary line to the kerb line of the car park. The lighting column would be unaffected.

A query has been raised over boundary treatments. The applicant's agent has confirmed that an additional condition in regards to the agreeing of these details is acceptable.

The condition is proposed as follows:

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*No above ground construction works shall take place until a plan indicating the positions, height, design, materials and type of all means of enclosure/boundary treatment(s) ( including walls, fences and gates) to be erected has been submitted to and approved in writing by the Local Planning Authority.*

*The boundary treatment(s) means of enclosure shall be completed as approved before the development is occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority.*

*Reason: To safeguard and enhance the character of the area and to protect residential amenity in accordance with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.*

In relation to working hours, condition 5 requires a Construction Management Plan which includes a requirement to agree working hours, condition 6 limits deliveries in order to avoid peak traffic on the surrounding highway network.

Construction times are usually restricted to 08:00 – 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays with no working on Sundays and Bank Holidays.

#### Late Representation

One late representation has been received from a neighbouring property in favour of the redevelopment of the site which they consider will be an improvement.

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Application No. **2022/0273/FUL**  
Location **Land To The Rear Of 126-160 Ormskirk Road, UpHolland  
WN8 0AF**  
Proposal **Planning application for the development of residential  
dwellings with associated highway works, accesses and  
landscaping**

The above planning application was refused by Planning Committee on 21 October 2022. The application was refused on the following grounds:

1. The proposed development conflicts with Policies GN3 and EN2 of the West Lancashire Local Plan (2012-2027) DPD and supplementary planning document 'Design Guide' in that due to the proposed layout of the site, the garden size of several properties and the lack of opportunity for appropriate soft landscaping to be provided it is considered that the proposal would result in overdevelopment of the site and would fail to integrate well into the existing grain of development.
2. The proposal conflicts with Policy GN3 in the West Lancashire Local Plan 2012 - 2027 and supplementary planning document 'Design Guide' in that it would result in an overbearing form of development and would give rise to overlooking and loss of privacy to the neighbouring properties in Carlton Avenue, Dorchester Avenue and no. 124 Ormskirk Road to the significant detriment of the residential amenity of occupiers of those properties.
3. The submission documentation fails to demonstrate that the development would provide a safe and suitable access and road layout design and therefore the proposal fails to meet the requirements of Policy GN3 in the West Lancashire Local Plan (2012-2027) Development Plan Document.

Members are asked to note this decision, which fully endorses the reasons given by Planning Committee for their refusal of planning permission.

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