



**PLANNING COMMITTEE: Thursday,
23 May 2024**

**Report of: Deputy Chief Executive
Lead Member for Planning and Community Safety**

SUBJECT: LATE INFORMATION

Wards affected: (All Wards);

1.0 INTRODUCTION

The information below has emerged since completion of your Agenda.

2.0 ITEM 7 – PLANNING APPLICATIONS

Item 7D

Application No.	2024/0119/FUL
Location	Land South Of Pippin Street, Burscough
Proposal	Planning application to allow existing Sunday market and car boot sales to operate for 28 days a year

Additional Condition

A further condition is considered necessary to secure the visibility splays on to the public highway, which have been requested by the Highway Authority and are shown on the submitted plans.

Recommendation of the Deputy Chief Executive

That the following condition be imposed should planning permission be granted:

Prior to the first trading day approved by this planning permission, the visibility splays illustrated on the approved plan referenced "SCP/230866/D01 Rev C" shall be provided and thereafter maintained during all subsequent trading days.

Reason: To secure safe access arrangements in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

Item 7E
Application No. 2023/0584/FUL
Location Land to the East of County Road, Ormskirk
Proposal Full planning application for the construction of a new Wellbeing and Leisure Hub with associated landscaping and parking at Land East of County Road, Ormskirk and demolition and landscaping works at Park Pool, Park Road, Ormskirk

Revised Condition

Condition 10 refers to a Cricket Ball Strike Assessment, when it should refer to a Rugby Ball Strike Assessment.

Recommendation of the Deputy Chief Executive

That the following condition be updated as follows should planning permission be granted:

The development hereby approved shall not be occupied until full details of the design, location and specification of the ball stop mitigation, including details of construction, management and maintenance responsibilities, as set out in the Rugby Ball Strike Assessment prepared by Labosport (Ref: LSUK.23-0527_RFTA Version 2, Date: 10/8/2023), together with details of the means of enclosure to the proposed vehicular access road to the Wellbeing and Leisure Hub have been; (a) submitted to and; (b) approved in writing by the Local Planning Authority, after consultation with Sport England. The approved details shall be installed in full before the development is first occupied and thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure that the ball stop mitigation is fit for purpose and to provide protection for the occupants of the proposed Wellbeing and Leisure Hub from potential ball strike from the adjacent playing field, as well as to provide protection for users of the playing field when retrieving stray balls from the vehicle access road; to reduce conflict between neighbours and therefore safeguard sporting use of the adjacent sports facilities and to accord with Policy GN3 of the adopted West Lancashire Local Plan 2012-2027 Development Plan Document and paragraph 193 of the National Planning Policy Framework.

Item 7G
Application No. 2023/0980/FUL
Location 163 School Lane, Downholland
Proposal Erection of Granny Annexe

Information received from Applicant

Following the publication of the Committee Agenda, Officers have received further supporting information from the Applicant, which seeks to primarily address the heritage impacts of the proposal in rebuttal to the comments provided by Growth Lancashire as the Council's Heritage and Conservation Consultee.

Recommendation of the Deputy Chief Executive

Officers have considered the information submitted which criticises Growth Lancashire's assessment, in regards to the impact of the proposal on the setting of the Listed Building no. 153 School Lane. The Applicant claims that the land subject to the application once accommodated other built structures, though now long removed, nevertheless there is historic evidence which identifies built development in this location within the confines of what was a loose cluster of development. As such, the Applicant considers Growth Lancashire's assessment to be incorrect by referring to the application site as providing a '*sense of space*'.

Officer's however are of the view that Growth Lancashire's comments remain relevant. Contrary to the rebuttal, historic maps shows that the area of land subject of this proposal has been absent of development, and indeed a '*sense of space*' and detachment of built form from this aspect remains. It is acknowledged that historically the pattern of development in the immediate location was defined by a loose group of buildings outwith the village, which has evolved over the years specifically in relation to the row of houses to the east of 153 School Lane, contributing to the formation of ribbon development. Whilst the pattern of development has evolved, historic maps show that built development existed to the east in a tighter pattern immediate to 153 School Lane, whilst the opposite existed to the west which comprises the application site. As such, it is clear that there has always been a gap free of significant permanent development, creating a sense of space as described by Growth Lancashire, who conclude that the proposal would represent as less than substantial harm on toward the heritage asset identified for which Officers do not dispute. As such the recommendation remains unchanged.
