



**PLANNING COMMITTEE:  
20 June 2024**

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**Report of: Assistant Director of Planning and Regulatory Services**

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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**

### **ITEM 7A**

Application No.	2024/0348/FUL
Location	Tesco Superstore, Station Approach, Burscough
Proposal	Variation of condition 16 of planning permission 8/2001/0880 relating to time constraints

The application has been withdrawn by the applicant and will therefore not be considered this evening.

### **ITEM 7B**

Application No.	2024/0321/FUL
Location	Land off Lees Lane, Dalton
Proposal	Erection of a slurry store

The application has been deferred from committee to allow officers to request further information regarding ecology and highway details.

## **ITEM 7C**

Application No. 2023/1026/FUL  
Location: 1 Charles Close, Hesketh Bank  
Proposal: Change of Use of Residential Dwelling (Use Class C3) to Children's Home (Use Class C2)

### **Late Representation**

A late representation has been received from a resident of Charles Close which raises the following points:

- Queries over the Applicant's level of experience
- Issue with the existing older resident of the property
- Location of substation
- Increase in traffic

In relation to these issues, representations and the issues raised have been considered within the Officer's Report in relation to traffic impacts, noise impacts and the location of the Children's Home within the area in terms of impacts on amenity by introducing the use into the Close.

In relation to the particulars of the applicant company, these are not planning matters. Any grant of planning permission will run with the land and not the applicant with planning conditions appended to the proposed decision to restrict the number of children at the Home and noise management.

### **Appeal decision – 29 The Winsters, Skelmersdale**

Following the closure of the agenda, an appeal decision was received in relation to the change of use of a dwelling to a residential home at the above address. Whilst every application is taken on its merits, there are some broad parallels which can be drawn.

In summary the Inspector notes that:

- The three bed dwelling could house a large family with grown up children coming and going at different times with visitors. Staff changeovers would only be for a short period twice a day.
- There is no evidence that the rear garden space would create anymore noise than a family with children playing football and shouting etc
- Whilst there may need to be some parking on the street, the property could be occupied by a large family with parents and children owning vehicles which would be little different to the scheme
- The Inspector concludes that the use would not generate more traffic and demand for parking than a three bed family property with both parents and older children having cars.

Therefore, whilst it is a case of every application being judged on its merits, there are general principles which can be drawn in terms of judging the use in comparison to the use that the house could be used for if used to its full potential. The recommendation therefore remains as set out.