



**AGENDA ITEM:**

**PLANNING COMMITTEE:  
27<sup>th</sup> JULY 2017**

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**Report of: Director of Development and Regeneration**

**Contact: Mrs. C. Thomas (Extn.5134)  
Email: catherine.thomas@westlancs.gov.uk**

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**SUBJECT: ADDITIONAL LATE INFORMATION**

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**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. 4 – LAND TO THE NORTH OF MEADOWBROOK,  
BURSCOUGH**

I am aware that Members have received correspondence direct from NRE Surveyors on behalf of Crompton Property Developments Ltd who own adjoining land at Yew Tree Farm. The concerns raised in their original objection have been included within the Committee Report. However, their latest correspondence raises concerns about the proposed planning obligation that will secure the release of land to carry out junction improvements at Square Lane.

For clarification on this point, I would advise that the land required to widen the Square Lane junction (and in the ownership of the applicant) would be required to be transferred to the Council (along with the payment of the £50,000) prior to occupation of the first dwelling on the Meadowbrook site. This would be secured via the S106 Agreement and would mean that the Council will hold the land and funds to enable the junction improvement works to be implemented when required by the highway authority.

## **REPORT NO. 12 – LAND TO NORTH OF ASMALL LANE, SCARISBRICK**

Further correspondence has been received from the Planning Agent expressing concern about the evidence base that the Council's Environmental Health Officer has used to assess the application.

The Agent has also raised the following points:

The only additional noise will be when vehicles leave the public highway and travel up the road and park up ready to be loaded or unloaded. This will take 2 minutes (approx.). Once packed up, vehicles engines are switched off (condition 9) and the any refrigeration units on stationary vehicles are plugged in to the mains (condition 8). The noise of the forklift loading or unloading the silent and stationary vehicle is limited by condition 10 as recommended by EHO. Once loaded or unloaded the vehicles exit the site onto the public highway. The amount of time the vehicle takes to enter and leave the site when sound is produced is approx. 4-5 mins;

We are seeking an increase in daily vehicle numbers from 5 to 15. Therefore, on average the additional noise from sources not already controlled by an existing condition will be 20-25 minutes;

Agricultural activities are unrestricted on site so regardless of the conditions limiting delivery, collection and packaging activities the site will never be silent but the applicant tries to limit the agricultural activity to reduce the effect on sensitive receptors;

There is still respite for the sensitive receptors. No activities (save for agriculture) can take place beyond 1pm on Saturday, Sunday or any bank holidays. During Monday-Friday, the site cannot operate after 6pm (save agricultural activities).