



AGENDA ITEM:

**PLANNING COMMITTEE:
7th SEPTEMBER 2017**

Report of: Director of Development and Regeneration

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

SUBJECT: LATE INFORMATION

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. 2 – LAND TO THE REAR OF 9–15 TAN HOUSE LANE

Parbold Parish Council (24.08.17) – reiterates previous objections on the grounds of:

Loss of amenity;
Potential increases in flood risk; and,
Concerns over infringements of terms of the original permission.

REPORT NO. 3 – RAILWAY HOTEL, 1 STATION ROAD

It is proposed to add an additional condition as follows:

Condition 12

No development shall take place until full details of the finished levels of all parts of the site, including the floor levels of all buildings, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with those details.

Reason

For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

REPORT NO. 4 – LAND ADJACENT TO 67 GORSEY LANE

Several emails have been received from the applicant, however the matters raised have been previously taken into consideration during the consideration of the planning application.

The applicant has requested that the follow information be presented to Committee.

1. The submitted ecology appraisal states that the development would result in a positive addition to wildlife within the site and the creation of new habitats.
2. The proposed dwelling will be of sustainable construction.
3. Letters of support have been received from members of the local community and form part of the supporting information for this application. The applicant would like to stress the family's strong local connections with the church and school. Objections were listed from neighbours in the report, however the positive points of support were not highlighted.
4. The applicant indicates that the scheme has been discussed with the Housing Strategy Manager who supports the fact that the family are in need of suitable accommodation.
5. The report does not mention the specific personal circumstances that are brought about by the family's overcrowded living situation or the difficulties faced by the family when they are required to move out of Riverside Caravan Park
6. The applicants aim to become foster parents was very briefly mentioned in the agenda report and could easily be missed.

OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

The main issues for consideration in the assessment of the application are clearly outlined in the agenda report. The supporting information provided has been given due consideration in the assessment of the application but the application is considered to be unacceptable in principle for the reasons identified in the main body of the report.

REPORT NO. 5 – 1 KNOWSLEY MEWS, ORMSKIRK

The Highway Authority has provided the following comments on this application:
It is noted that a short fall of 2 parking spaces has been provided. However the site is in a highly accessible location with good public transport links and there are also sufficient waiting restrictions in the vicinity of the site to control on road parking. Taking these points into consideration, the short fall of 2 parking spaces should have a negligible impact in the immediate vicinity of the site and LCC Highways do not have any objection to the proposals.