



**PLANNING COMMITTEE:  
9<sup>th</sup> NOVEMBER 2017**

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

**Contact: Mrs. C. Thomas (Extn.5134)**  
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**SUBJECT: 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. 1 – LAND TO THE WEST OF EVENWOOD COURT**

I have received an amended site layout plan and street scene plan which shows minor changes to the driveways. In addition garage plans have been supplied. The dimensions of the proposed garages are:

5.5m x 2.946m for free standing garages; and  
5.17m x 2.625m for terrace garages

This results in a change to the plan numbers under condition number 2 to read:

*The development hereby approved shall be carried out in accordance with details shown on the following plans:-*

*Plan reference '2905-0-001 N' (proposed site layout) received by the Local Planning Authority on 07.11.2017;*

*Plan reference 'SCP/17041/SK01 rev C (potential site access) received by the Local Planning Authority on 17.10.2017;*

*Plan reference '201/1F, 202/1F, 301/1G, 304/1E, 310/1D, 401/1G, 403/1H' (house type plans) received by the Local Planning Authority on 22.06.2017;*

*Plan reference '313/314-00H, 13/313-9, 13/313-02, 313/314 03D, 313/314 04D, 313/314 05A, 313 06, 313 07' (house type plans) received by the Local Planning Authority on 22.06.2017.*

*Plan reference ' 309/1E and 403/1H' (house type plans) received by the Local Planning Authority on 24.07.2017;*

*Plan reference 2905-1-003 A (access and section) received by the Local Planning Authority on 07.11.2017;*

*Plan reference SD700 Rev A and SD703 Rev B (garages) received by the Local Planning Authority on 06.11.2017;*

Further information has also been received from the applicant regarding the provision of garages which indicates that although Gleeson obtain planning permission for garages, for about 80% of Gleeson sites across the north of England, purchasers decide not to take up the option of Gleeson building the garage for them. Obtaining planning permission gives purchasers the option to build out the garages at a later stage. For the plots where the garages will not be built out immediately, Gleeson's will provide hard standing for a car parking space.

### **OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION**

The amendments to the site layout are acceptable. The proposed development is considered to provide adequate car parking for each of the proposed plots and I am satisfied that the development will not be harmful to highway safety or the free flow of traffic within the vicinity of the site.

### **REPORT NO. 3 – SITE OF FORMER SPORTS CENTRE, DIGMOOR ROAD**

I have received an amended site layout plan and street scene plan which shows minor changes to the layout, particularly plots 3, 4, 70, 71 and 72. In addition garage plans have been supplied. The dimensions of the proposed garages are:

5.5m x 2.946m for free standing garages; and  
5.17m x 2.625m for terrace garages

This results in a change to the plan numbers under condition number 2 to read:

*Condition 2: The development hereby approved shall be carried out in accordance with details shown on the following plans:-*

*Plan reference 2906-0-001 K, SD703B and SD700A received by the Local Planning Authority on 6<sup>th</sup> November 2017.*

*Plan reference SCP/17042/FO3 received by the Local Planning Authority on 16th October 2017.*

*Plan reference Public Open Space Plan received by the Local Planning Authority on 4th October 2017.*

*Plan reference S17-077 received by the Local Planning Authority on 24th July 2017.*

*Plan reference Location Plan, 201/1F, 202/1F, 301/1G, 304/1E, 307/1B, 309/1E, 311/1A and 401/1G, 403/1H received by the Local Planning Authority on 23rd June 2017.*

Further information has also been received from the applicant regarding the provision of garages which indicates that although Gleeson obtain planning permission for garages, for about 80% of Gleeson sites across the north of England, purchasers decide not to take up the option of Gleeson building the garage for them. Obtaining planning permission gives purchasers the option to build out the garages at a later stage. For the plots where the garages will not be built out immediately, Gleeson's will provide hard standing for a car parking space.

### **OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION**

The amendments to the site layout are acceptable. The proposed development is considered to provide adequate car parking for each of the proposed plots and I am satisfied that the development will not be harmful to highway safety or the free flow of traffic within the vicinity of the site.

### **REPORT NO. 5 – LAND TO THE WEST OF BIRCH GREEN ROAD**

A consultation response has been received from the Council's Environmental Health Officer in reference to a contaminated land report that was submitted with the planning application. The report concludes that the land is not contaminated and does not require any special gas protection measures to be implemented. The Environmental Health Officer agrees with the conclusions and recommendations in the report.

I have received an amended site layout plan and street scene plan which increases the number of plots with detached garages on the site and substitutes 1no. house type. In addition garage plans have been supplied. The dimensions of the proposed garages are:

5.5m x 2.946m for free standing garages; and  
5.17m x 2.625m for terrace garages

This results in a change to the plan numbers under condition number 2 to read:

The development hereby approved shall be carried out in accordance with details shown on the following plans:-

*Plan reference '2904-0-001G' received by the Local Planning Authority on 02.11.17.*

*Plan reference '201/1F, 202/1F, 301/1G, 304/1E, 307/1B, 309/1E, 311/1A, 401/1G, 405/1E' received by the Local Planning Authority on 22.06.17.*

*Plan reference '313/314-00H, 13/313-9, 13/313-02, 313/314 03D, 313/314 04D, 313/314 05A, 313 06, 313 07' received by the Local Planning Authority on 22.06.17.*

*Plan reference 'S17/079' received by the Local Planning Authority on 24.07.17.*

*Plan reference '2904-1-000' received by the Local Planning Authority on 22.07.17.*

*Plan reference '212-00H, 13/212-02A, 13/212-9, 212-03F, 212-04C, 212-05B, 212-06212-07A' received by the Local Planning Authority on 22.06.17.*

*Plan reference SD700 Rev A and SD703 Rev B (garages) received by the Local Planning Authority on 07.11.2017;*

Further information has also been received from the applicant regarding the provision of garages which indicates that although Gleeson obtain planning permission for garages, for about 80% of Gleeson sites across the north of England, purchasers decide not to take up the option of Gleeson building the garage for them. Obtaining planning permission gives purchasers the option to build out the garages at a later stage. For the plots where the garages will not be built out immediately, Gleeson's will provide hard standing for a car parking space.

### **OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION**

The amendments to the site layout are acceptable. The proposed development is considered to provide adequate car parking for each of the proposed plots and I am satisfied that the development will not be harmful to highway safety or the free flow of traffic within the vicinity of the site.

### **REPORT NO. 6 – LYNCROFT, BUTCHERS LANE**

Aughton Parish Council (19/10/2017) - Members raised no objections to the application providing the proposal would not impact on the residential amenity of local residents living in close proximity.

Condition 5 (Landscaping) has been amended to read:

Within a period of 9 months from the date of this permission the approved landscaping scheme (hawthorn hedge) shall be carried out. The scheme shall comply with BS. 3936 (Specification of Nursery Stock) and shall be planted in accordance with BS. 4428 (General Landscape Operations). All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed date of planting.