



**PLANNING COMMITTEE:
15th FEBRUARY 2018**

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. 1 – MOOR FARM, 48 SCHOOL LANE, ORMSKIRK

A consultation response has been received from Lancashire Archaeological Advisory Service (LAAS) which advises that the 1849 1st Edition Ordnance Survey shows a building in the same location and to the scale and plan as the traditional agricultural building proposed for conversion. At that time the building formed part of a farmstead named as Blundell's House. The agricultural building is also clearly shown on the more detailed 1893 mapping. The building is considered to be of some historical interest, probably dating from the first half of the 19th century, having undergone a number of changes in response to changes in agricultural practices and economics throughout the late 1800s and early years of the 20th century. The alterations as proposed will have a significant impact on the character of the building and may result in the loss of some historic fabric.

Consequently LAAS have advised that should planning approval be granted a condition should be added to the approval relating to the full application for the barn conversion.

OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

An additional condition is recommended for the full planning application to convert the barn to a single dwelling:

Condition

No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason

To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building.

REPORT NO. 2 – 176 COUNTY ROAD, ORMSKIRK

The Council has received an additional email raising the following concerns:

Noise and dust;
2 metal RSJ's have gone in through the front windows;
Chimney removed at rear of house;
Walls removed;
Doors bricked up;
Back door moved to out-house and now 178 County Road;
Back door is very narrow (shown as standard door on plans) and may not comply with safety regulations;
Insufficient space for downstairs toilet;
Some of the work is HMO specific;
Has the Council agreed to all structural work;
Can assurances be made that works have been checked and carried out safely;
Original plans were wrong;
There were other offers on the house;
A family living in the house is very different to four individuals.

OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

Internal alterations do not require planning permission. The Council has received a Building Regulations application for works to the property.