

| C O M M I T T E E R E P O R T | | |
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| REPORT OF | MEETING | DATE |
| Director (Customer and Digital) | Planning Committee | 6 October 2020 |

| ADDENDUM |
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ITEM 3f – 19/01142/FUL – Land Adjacent To 715 Preston Road Preston Road Clayton-Le-Woods

The recommendation remains as per the original report

The report is amended as follows:

The site location plan and site layout plan have been amended to provide reassurance that the rear garden area and bin storage area of Plot 6 would be located outside the Green Belt boundary. The revised plans are as follows:

| Title | Plan Ref | Received On |
|--|-----------|----------------|
| Topographical Survey and Location Plan | 002 Rev C | 1 October 2020 |
| Proposed Site Plan | 001 Rev F | 1 October 2020 |

There are two references at paragraphs 24 and 44 within the committee report to the proposal being an outline planning application. These are errors, for the avoidance of doubt the application seeks full planning permission for the proposed development.

A late representation has been received from Councillor Alan Cullens as follows:

'If approved we would wish to see the following conditions

Due to the difficult issue of access for large vehicles and construction traffic that the following should be undertaken before any building commences:

1. *That the existing garage structure is demolished*
2. *Planned roads are completed*
3. *Privacy screening in front of 717 and 719 included in the previous application is retained*
4. *Parking, previously allocated for 717 and 719 in the initial application and now missing is included. Failure to do this will mean that the two houses and visitors to Cuerden Valley will park on the access road making it impossible for construction traffic to access the site*
5. *In the previous scheme allowance was made for a bin collection point. This has not been included in the revised scheme and therefore with the extra houses large collection vehicles will have difficulty accessing down a narrow lane.*
6. *That the rumble strip outside 717 is not included in the scheme as this was not felt necessary by LCC Highways and would add noise and in icy conditions make it difficult for vehicles to climb the gradient on the access road*
7. *Clear details as to maintenance of the roads is established.*
8. *Some form of street lighting is included in the scheme'*

In relation to the above request for planning conditions to be attached, LCC Highways have recommended a suite of planning conditions that are listed within the committee report at Conditions 10 to 17. These include for details to be submitted to the LPA for agreement (in consultation with LCC) for the engineering design of the road, management and maintenance of the road, street lighting etc. to be submitted for agreement and installed prior to commencement/occupation of the development. Other highways related issues have not been requested by LCC and so are not considered necessary to make the scheme acceptable. The road could not be constructed to LCC's required standard without the garage being demolished so a separate condition requiring it to be demolished would seem unnecessary.