

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director of Planning and Development	Planning Committee	10 August 2021

ADDENDUM

ITEM 3c – 21/00261/FUL – Land Adjacent to 69 Long Meadows

The recommendation remains as per the original report

The report is updated as follows:

Further representation:

A further representation has been received from 24 Longfield Manor which is summarised below:

The shed is within the boundary of 24 Longfield Manor and was constructed 14 years ago. The boundary fence was constructed prior to purchase of the property in 1990 and was replaced 3 years ago after lasting 27 years.

The boundary fence has been solely maintained by the owner of 24 Longfield Manor. The site has not been maintained since Lakeland Gardens was completed 23 years ago.

Officer comment:

The planning application form declares that the application site, as edged in red, falls within the ownership of the applicant. The land dispute is ultimately a civil matter.

Highway safety

During the course of the application, the scheme has been amended and re-consulted with Lancashire County Council Highways.

In their response they raise concerns in relation to third party encroachment due to the position of an existing fence and shed at 24 Longfield Manor which they consider has implications for the safe access and egress of the proposed parking spaces of Plot 1. The plans do, however, show that the shed would be cut-back and the boundary realigned in order to accommodate the driveway. This would provide a width of 3241mm for the full length of the proposed driveway which exceeds the standard width of a parking space. It would, therefore, allow safe access and egress. It should be noted that LCC Highways do not raise any concerns in relation to any other matters and, therefore, the proposal is considered to be acceptable in highways safety terms, having regard to Chorley Local Plan policy BNE1 (d).