

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 3a - 20/01053/FULMAJ – Land South Of Mercer Court And East Of Westhoughton Road, Adlington

The recommendation remains as per the original report

(1)No. further representation has been received identifying an error in the response provided by the LLFA.

Officer comment: The original LLFA consultation response letter included reference to an unnamed watercourse at Ringtail Road in informative 1. whilst the main body of the report and conditions refer to Eller Brook. The LLFA were contacted for clarification and confirmed that this was a typing error and have since provided an amended response letter.

The following consultee responses have been received:

The LLFA have provided an amended consultation response letter and have confirmed that the reference to an unnamed watercourse at Ringtail Road was a typing error and have provided an amended response that removes reference to an unnamed watercourse at Ringtail Road in informative 1 and replaced this with reference to Eller Brook.

ITEM 3b - 21/00688/FUL – Whins Green Kitchen, Whins Lane, Wheelton

The application has been withdrawn from the agenda following the receipt of a late representation and the necessity to seek legal advice prior to progressing any determination of the application.

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).

ITEM 3d - 21/00461/OUT - Withnell Barn Farm, Chorley Road, Withnell, Chorley, PR6 8ED

Paragraph 54 of the Report refers to a condition relating to the provision of electric vehicle charging points, but the wording for this is not on the list of recommended conditions. The recommended condition wording is as follows:

11. Prior to the first occupation of any dwelling, that dwelling shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.

Reason: To enable the use of alternative fuels for transport purposes such as electric vehicle charging stations in order that sustainable travel alternatives needs are supported and promoted within the development in accordance with Policy 3 of the Adopted Central Lancashire Core Strategy.

ITEM 3i - 21/00624/FULHH – 3 Tormore Close, Heapey

A further letter of objection has been received from the neighbouring property at 2 Tormore Close reiterating previous objections including:

The proposal would result in loss of privacy, overlooking and destabilisation of trees close to the boundary

The unusual orientation means that the application property dominates this dwelling

The barge bards and gutters would be within 500mm of the common boundary and windows 880mm which is an invasion of privacy and may result in an incentive to want trees cut down

These trees provide screening

Destabilisation of trees due to rerouting of sewer drains and manhole

The loss of the trees would affect residential amenity as they shield the garden.

The recommendation remains as per the original report.