
ITEM 3a - 23/00780/REMMAJ – Land Adjacent Blainscough Hall, Blainscough Lane, Coppull

The recommendation remains as per the original report.

1 No. further letter of objection has been received that included three illustrative documents. These documents are available at appendix 1.

The following conditions have been amended (*include reason*):

Condition 5 has been amended removing the requirement for details to be submitted and agreed as these already have been.

5. No building or use hereby permitted shall be occupied or the use commenced until the car parking area has been surfaced or paved and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas

Conditions 7 and 8 to be deleted as repetition of Condition 35 on the outline consent.

Condition 9, remove the reference of 'footbridge' for clarity.

9. Prior to the occupation of the first dwelling hereby approved, details shall be provided relating to the public rights of way across the site including:

- width and surface of the public right of way
- Location and details of gates along the right of way
- Location of metal bollards along the right of way.

A phasing plan shall be provided given details of the timing for each installation and shall be installed as approved.

Reason: To ensure the Public Right of Way remains available for public use.

The original report has been amended as follows:

Paragraph 2 – there are two public footpaths through the site, one north to south, and one running part east to west across the site.

Paragraph 3 – the S106 requires 30% provision of affordable homes, not 35%.