

Planning Committee

Thursday, 6th July, 2023, 6.00 pm

Shield Room, Civic Centre, West Paddock, Leyland PR25 1DH and
YouTube

Agenda

9 Committee Presentation

(Pages 3 - 34)

Chris Sinnott
Chief Executive

Electronic agendas sent to Members of the Planning Committee Councillors
Caleb Tomlinson (Chair), Elaine Stringfellow (Vice-Chair), Will Adams,
Matthew Farnworth, Mary Green, Peter Mullineaux, David Shaw, Phil Smith,
Kath Unsworth and Haydn Williams

The minutes of this meeting will be available on the internet at
www.southribble.gov.uk

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**South
Ribble**
Borough Council

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Planning Committee 6th July 2023

Agenda Item 9

Application Number: 07/2022/00182/OUT



Address: Land Adjacent To The Fields, Long Moss Lane, Whitestake

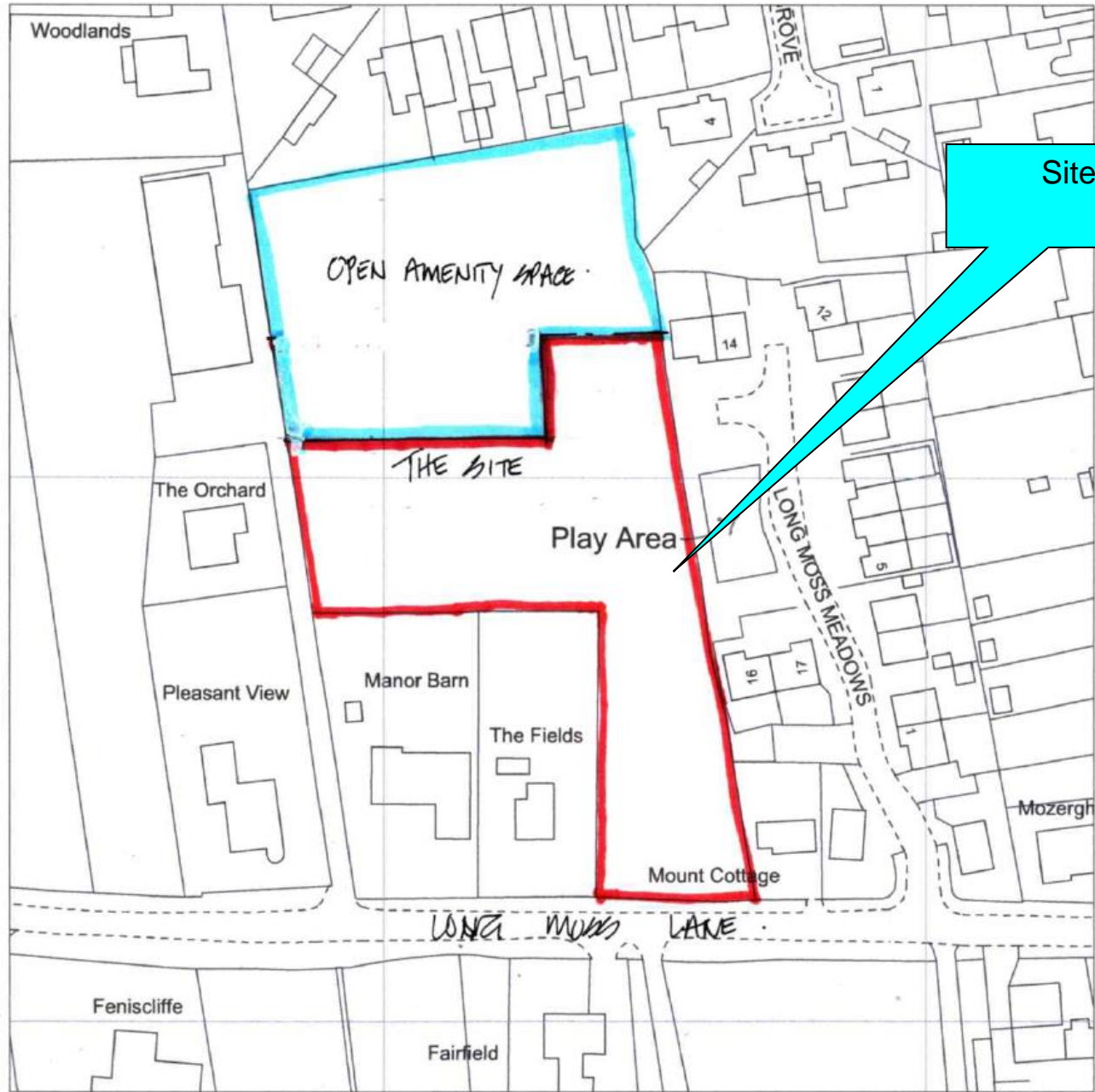
Applicant: Mr Michael Ellis

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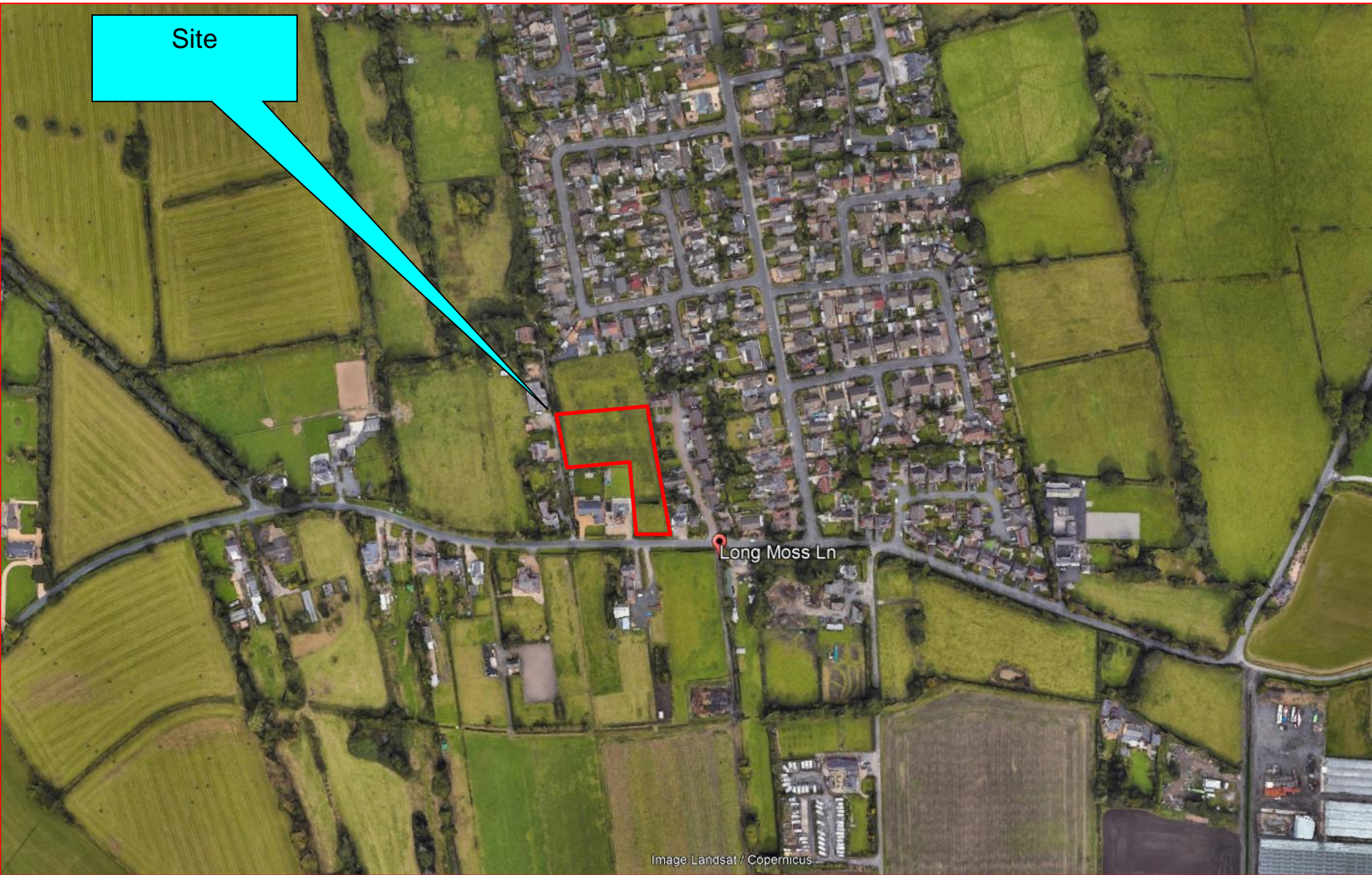
Agent: Mr Robert Gifford von Schiller

Development: Outline permission with all matters reserved for the erection of 10 no retirement bungalows, in addition to open space amenity land

Agenda Item 9



Site Location Plan



Aerial image site



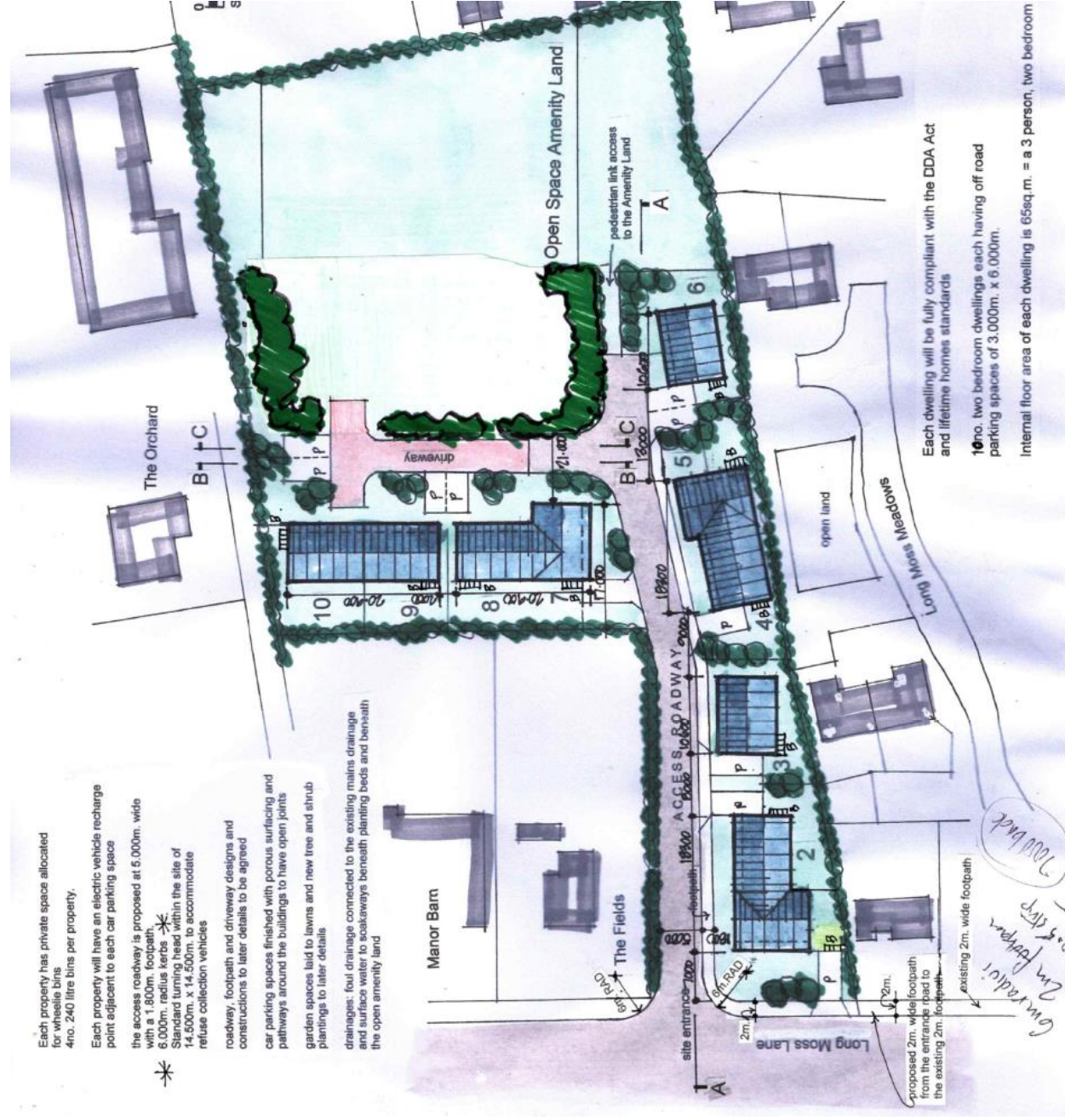
Photos - Site access



Photos – Access and within the site.



Photos – Within the site



Each property has private space allocated for wheelie bins
4no. 240 litre bins per property.

Each property will have an electric vehicle recharge point adjacent to each car parking space

the access roadway is proposed at 5,000m wide with a 1,800m wide footpath,
6,000m radius kerbs
Standard turning head within the site of 14,500m x 14,500m to accommodate refuse collection vehicles

roadway, footpath and driveway designs and constructions to later details to be agreed

car parking spaces finished with porous surfacing and pathways around the buildings to have open joints

garden spaces laid to lawns and new tree and shrub plantings to later details

drainages: four drainage connected to the existing mains drainage and surface water to soakaways beneath planting beds and beneath the open amenity land

Each dwelling will be fully compliant with the DDA Act and lifetime homes standards

10no. two bedroom dwellings each having off road parking spaces of 3,000m x 6,000m.

Internal floor area of each dwelling is 65sq. m. = a 3 person, two bedroom

Indicative proposed site plan

Application Number: 07/2023/00063/FUL

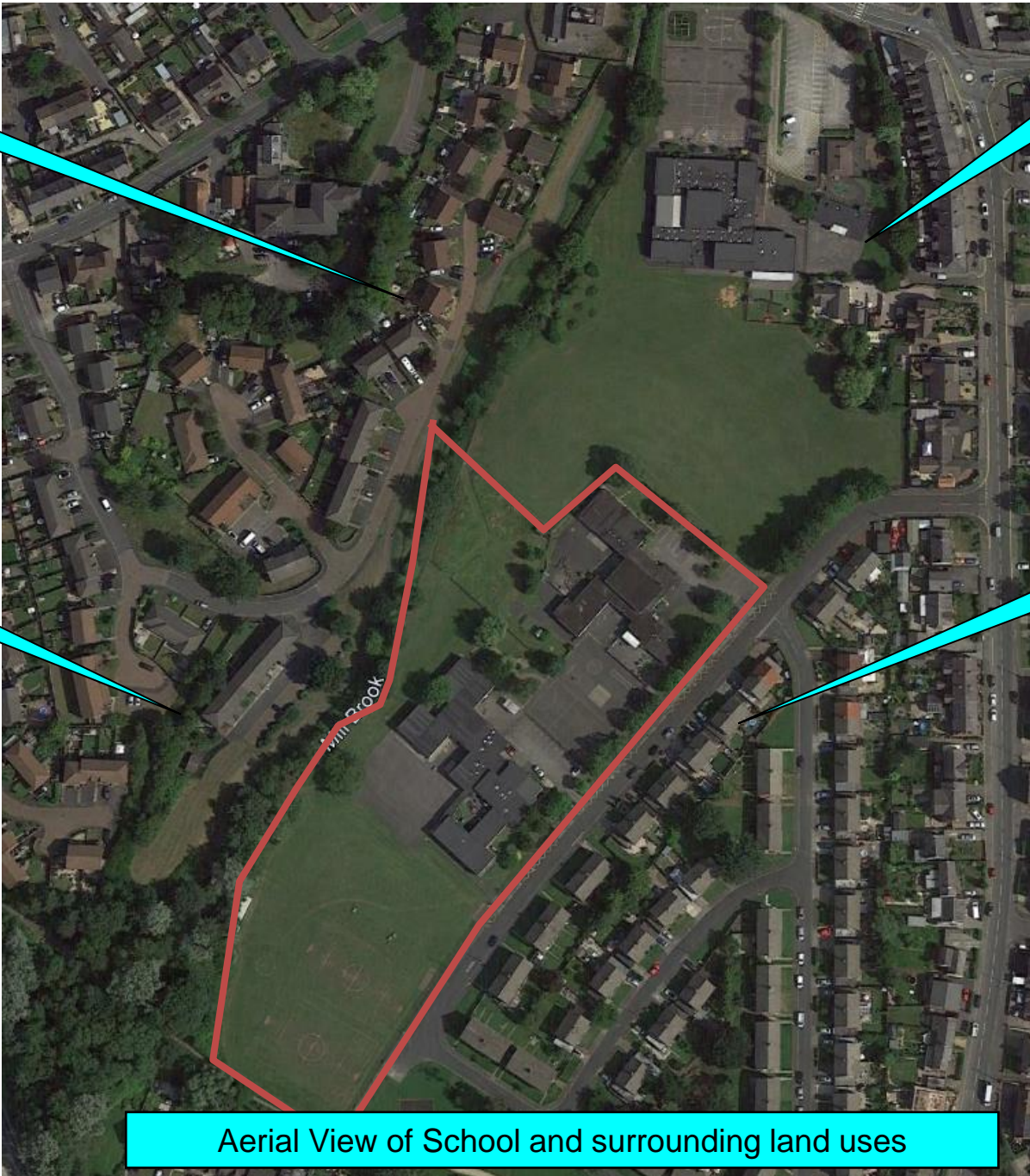


Address: Seven Stars School, Peacock Hall Road, Leyland

Applicant: Ms Anne-Marie Winter, Department for Education

Agent: Mrs Katie Delaney, Maybern Planning & Development Ltd

Development: Erection of a part single storey, part 2 storey primary school building together with car parking, landscaping, formation of MUGA, associated works and the installation of temporary classrooms following the demolition of the existing buildings (Updated Plans)



Aerial View of School and surrounding land uses

Merlin Grove

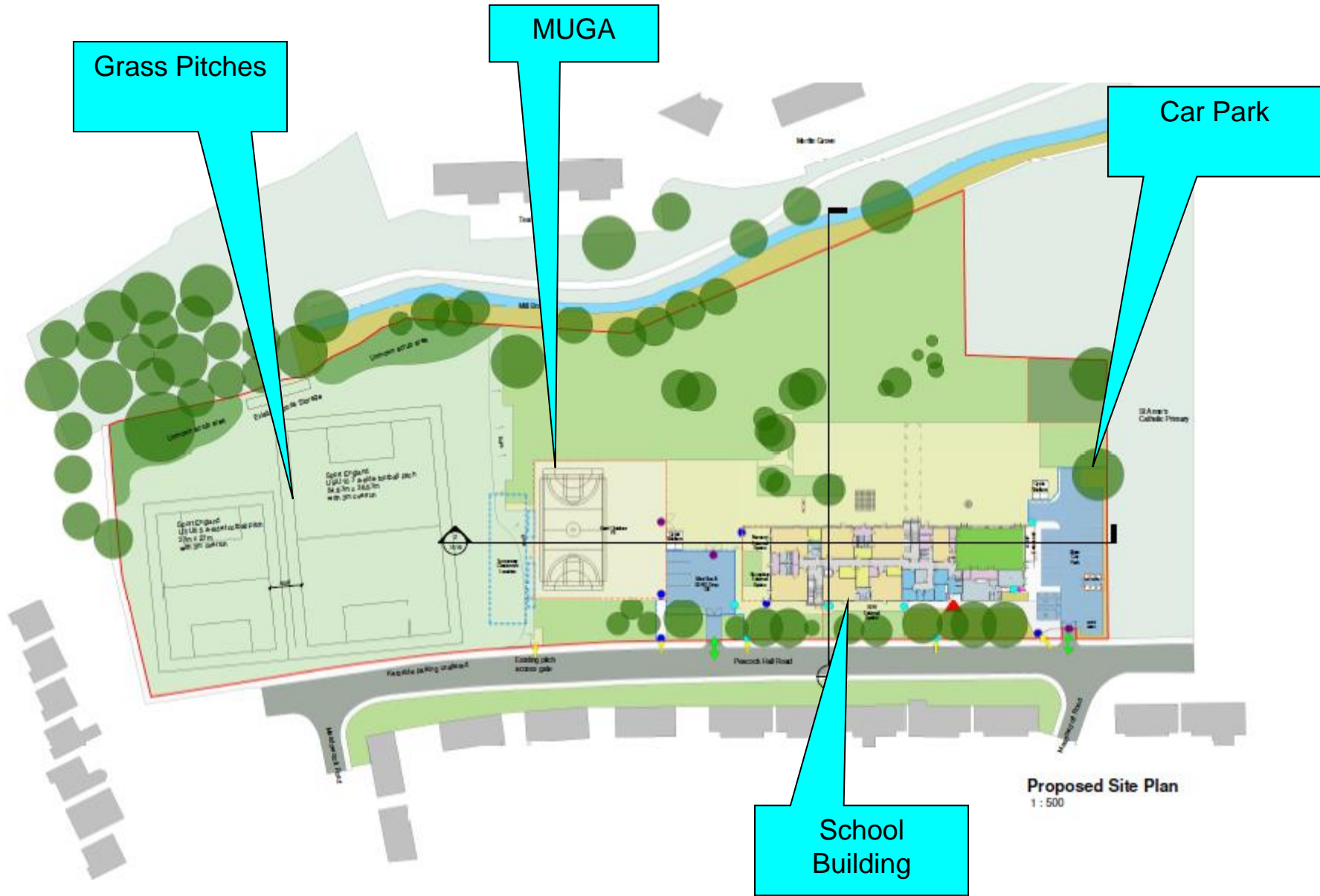
St Anne's School

Peacock Hall Road

Teal Close



Existing Site Layout



Proposed site Layout Plan



EFAA

Existing 2-storey dwellings

Relationship between school and residential properties



Main Elevation of Proposed School Building



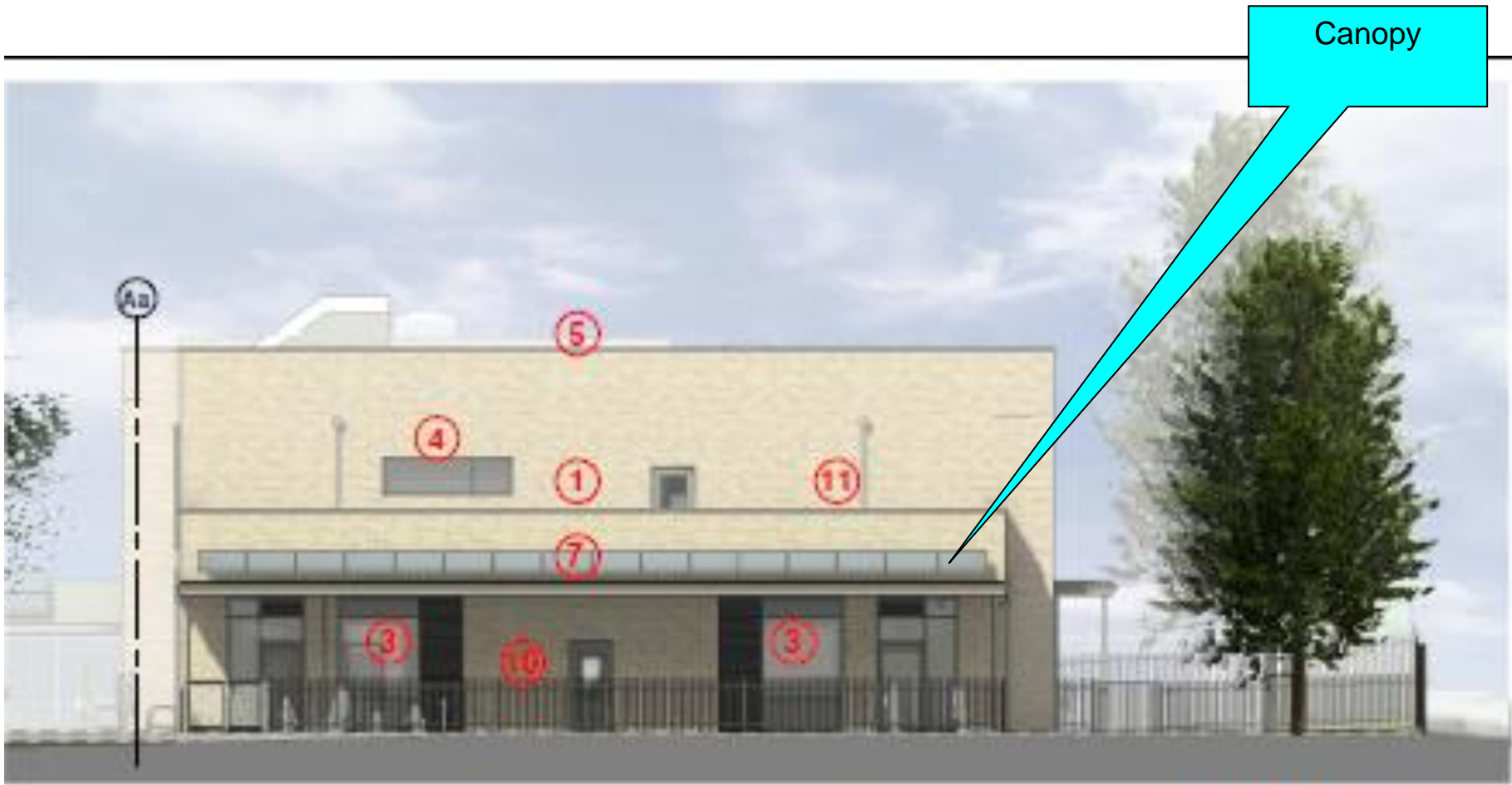
Street view of proposed school building



Mini Bus Parking and SEND drop off area

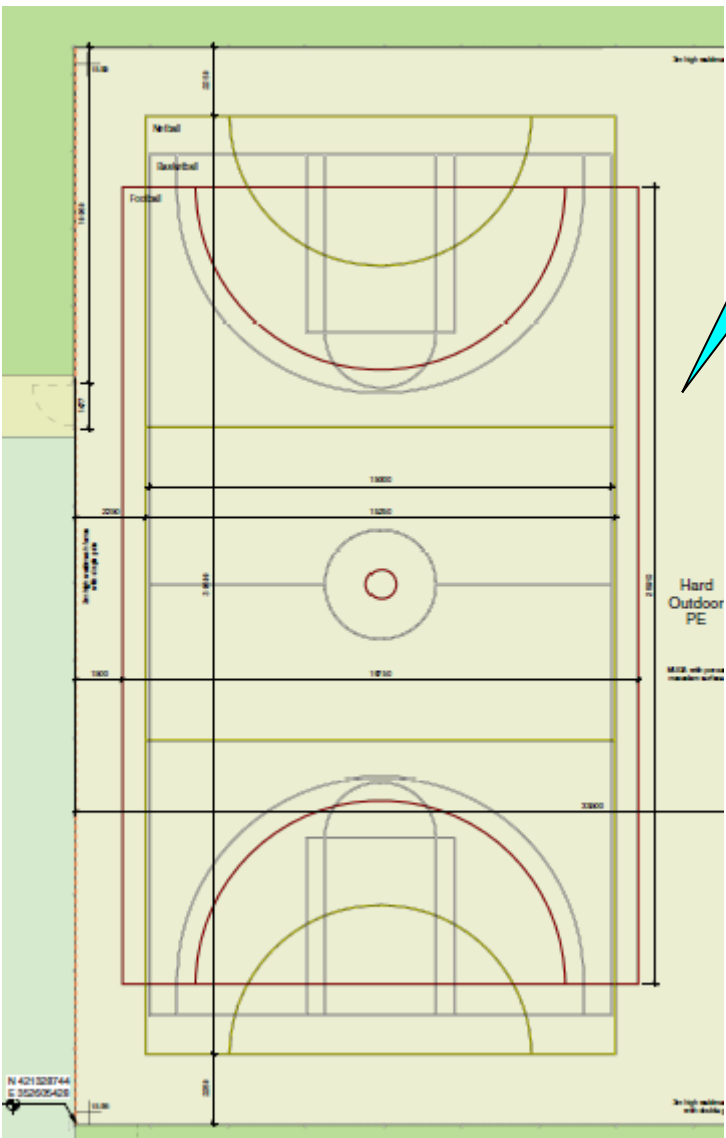
Main Car Park

Street view of proposed school building



South West Elevation

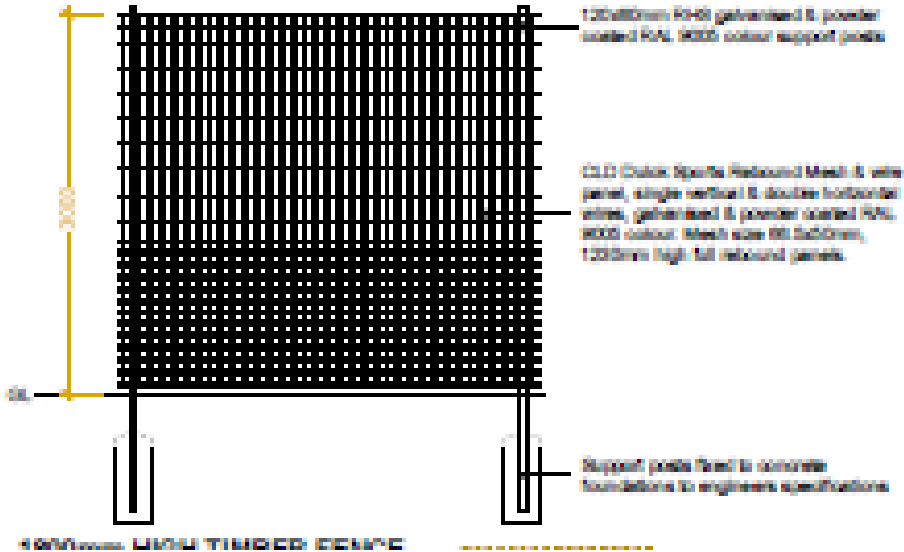
South Western Elevation



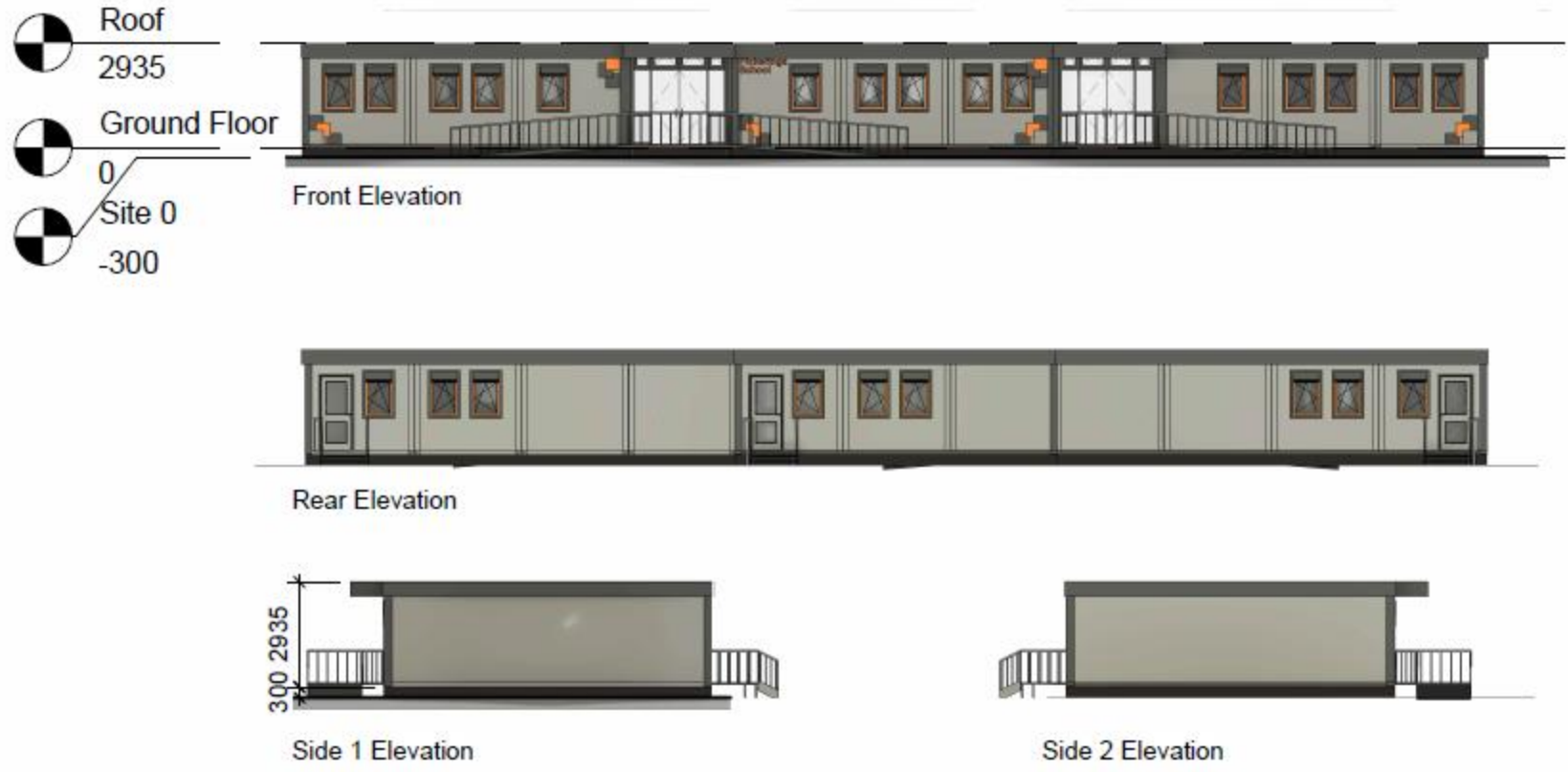
Proposed MUGA

Sport Fencing to MUGA

3000mm HIGH SPORTS FENCE



Proposed MUGA



Temporary Classroom building



Wildflower Meadow

Habitat Area

IMAGE EXAMPLES

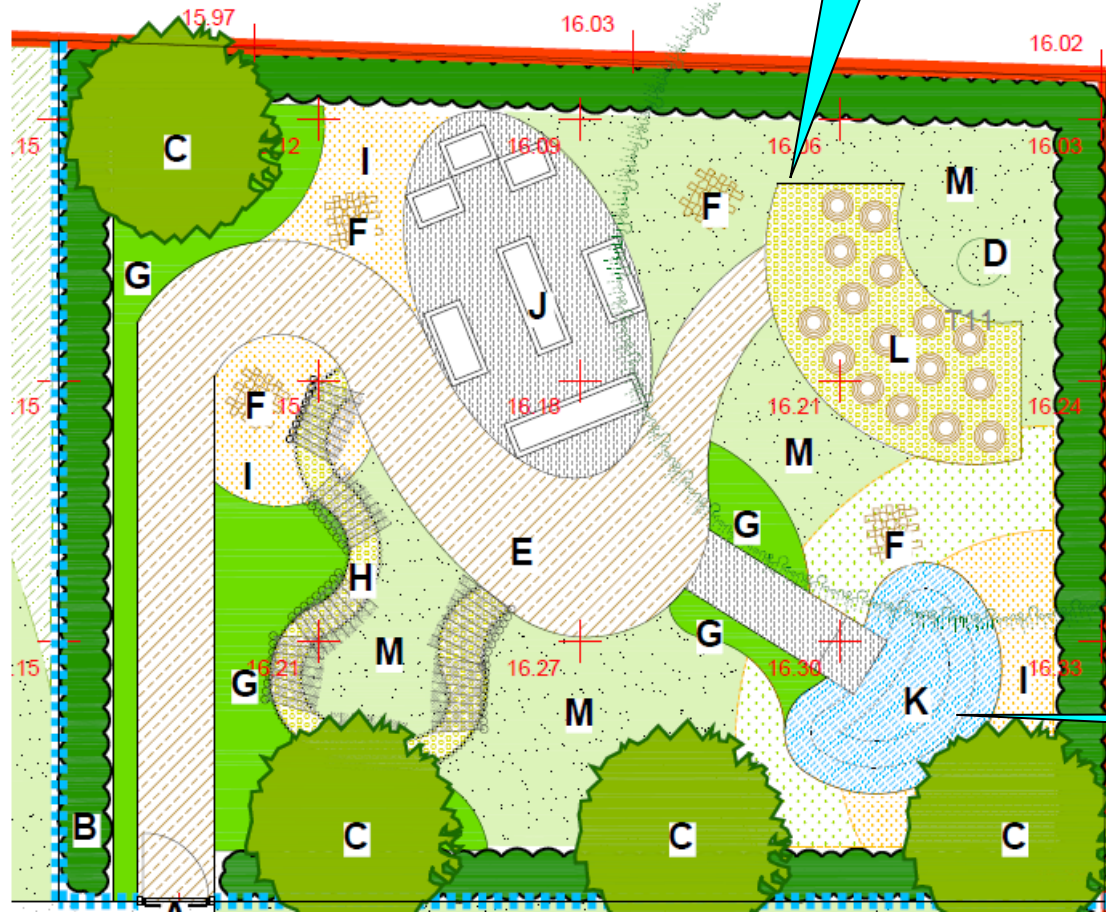


HABITAT IMAGE EXAMPLES



Landscaping Plan

HABITAT AREA PROPOSALS Scale 1:100



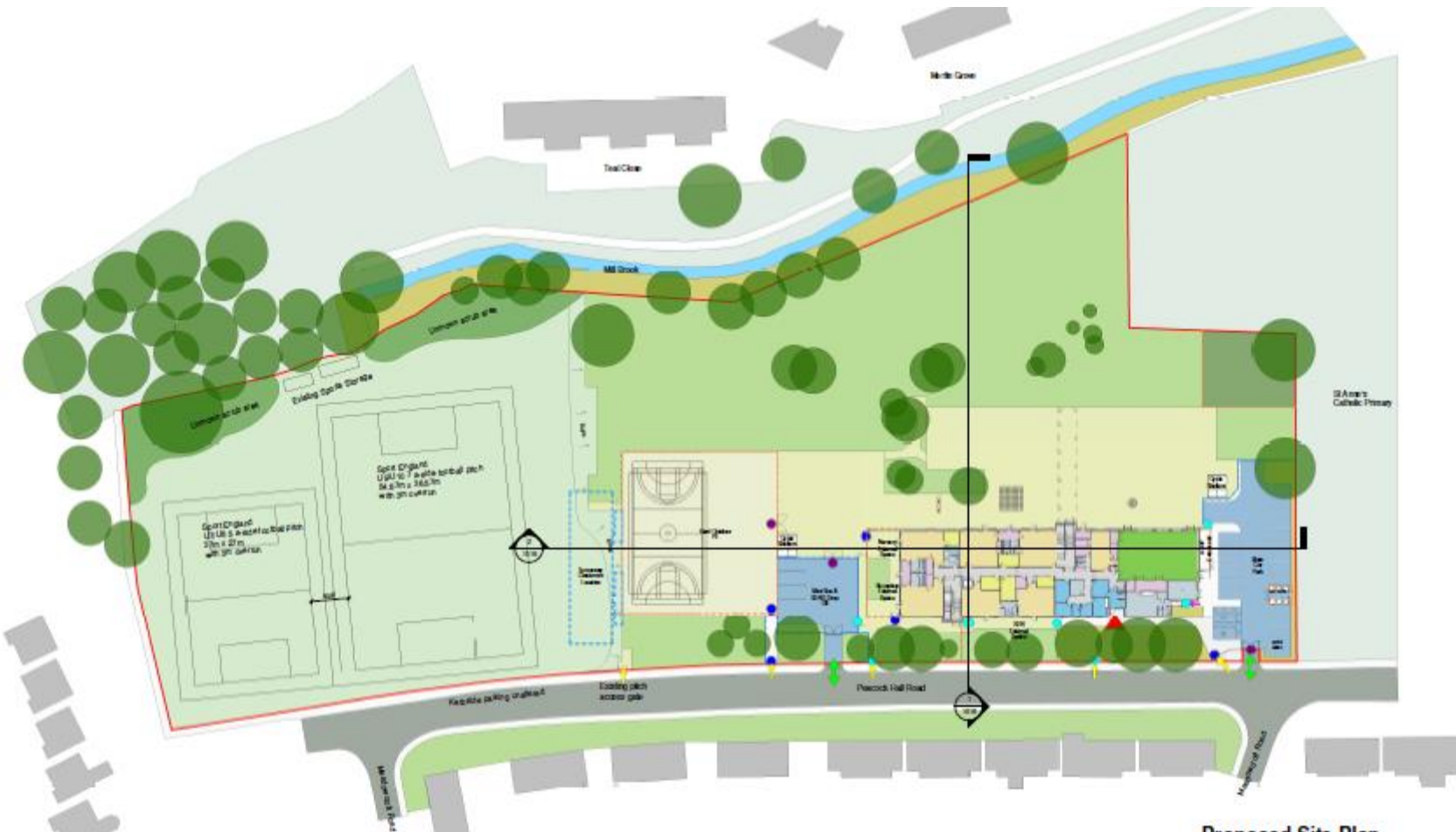
Outdoor Learning Area

HABITAT AREA KEY

- A - Secure boundary fence with matching gate & animal proof mesh
- B - Native hedge
- C - Proposed tree (native species)
- D - Existing tree retained
- E - Tarmac / rubber crumb surfacing
- F - Log pile constructed from timbers of felled trees
- G - Ornamental planting
- H - Willow tunnel
- I - Wildflowers
- J - Raised bed zone
- K - Pond
- L - Outdoor learning area
- M - Grass

Pond

Habitat Area Proposals



Proposed Site Plan
1 : 500

Application Number: 07/2022/00689/FUL



**Address: Gables Farm Livery Stables, Lindle Lane,
Hutton**

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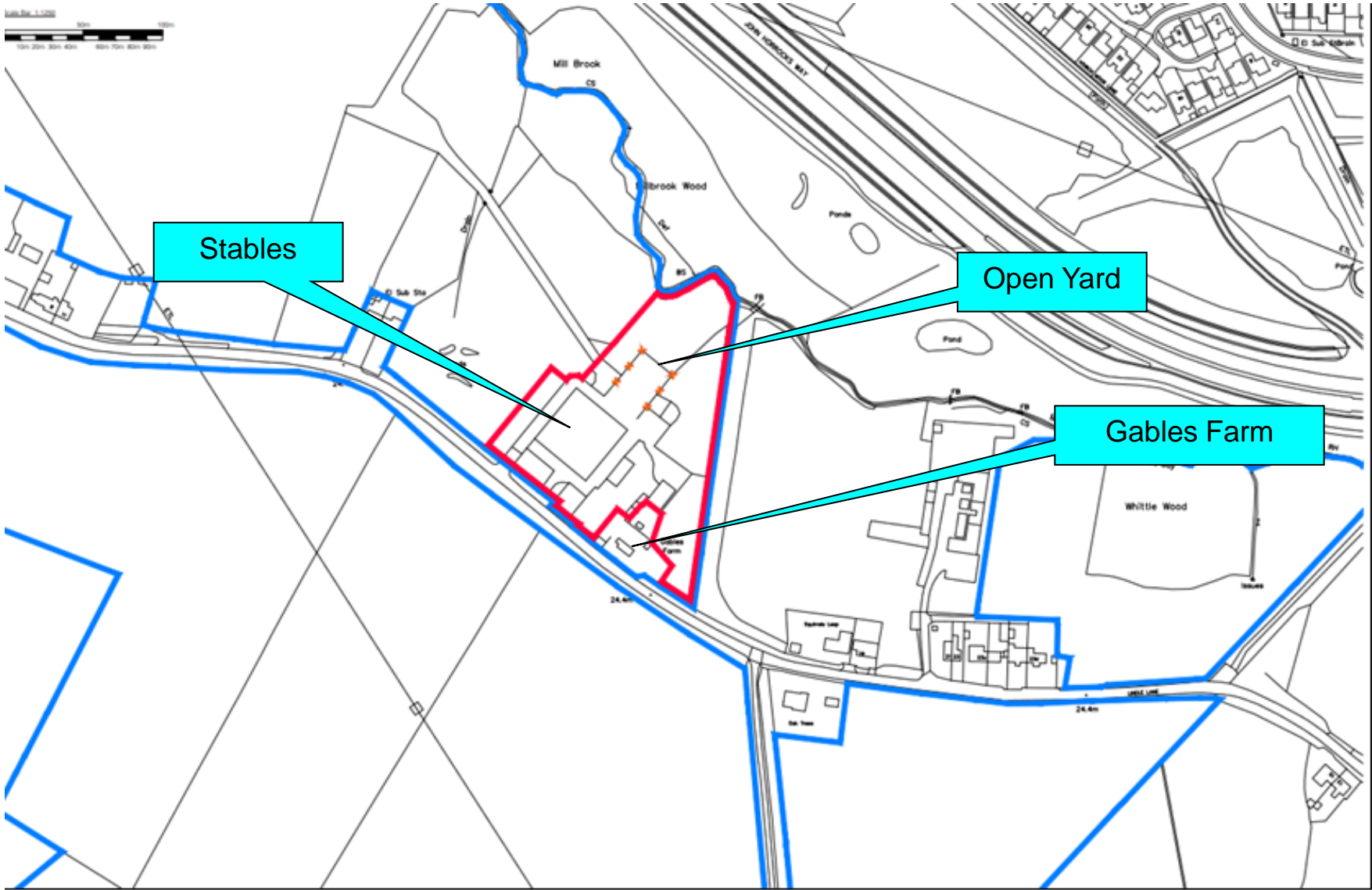
Applicant: Miss Nicola Wildman

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Development: Change of use from livery yard to dog training facility including 6 floodlights to outdoor area at rear.



Proposal Site



Proposed Site Layout

Proposal Site



Gables Farm



Site Viewed From Lindle Lane



Existing/Proposed Access



Lindle Lane

Main Access

Lindle Lane & Access Viewed From Site Centre



Gables Farm (dwelling)



Photo inside sirte



Rear Open Area

Gables Farm (dwelling)



Access / Frontage Building



Gables Farm (Dwelling)