

PLANNING COMMITTEE

WEDNESDAY, 29TH MAY, 2019, 6.00 PM

LEVEL 2, CIVIC CENTRE, WEST PADDOCK, LEYLAND PR25 1DH

SUPPLEMENTARY AGENDA

I am now able to enclose, for consideration at the above meeting of the Planning Committee, the following additional information:

6 07/2019/2313/REM - Land at Bannister Lane, Farington Moss

(Pages 105 - 106)

Report of the Director of Planning and Property attached.

Gary Hall
INTERIM CHIEF EXECUTIVE

Electronic agendas sent to Members of the Planning Committee

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Planning Committee Update Sheet – 29th May 2019

Item 6

Planning Application 07/2019/2313/REM – Land at, Bannister Lane, Farington Moss

To reflect the amendments to plans detailed previously on the Planning Committee Update Sheet further plans have been received updating the Landscaping plans. In order to reflect the current plan revisions Condition 15 is therefore proposed to read:

- **15. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans numbered 410.05616.00008.1.0 Site Setting and Construction Phase Buffer Zones, 410.05616.00008.2.0 Modelled Road Links and Operational Phase Sensitive Receptors.mxd, 827_05 Site and Location Plan, 827_House Type Brochure 25.04.19, 827-01_F Planning layout, 827-02_F Coloured Layout, 827-03_F Facing materials plan, 827-04_F Means of enclosure plan, 827-06_D Massing plan, 827-07_D Occupancy, 827-08_D Parking Plan, 827-09_D Refuse Plan, 827-10_D Tenure Plan, 7115, SK01_C - Engineering Appraisal, 7115-SK02-1_B - Highway Longsections Sheet 1 of 2
7115-SK02-2_B - Highway Longsections Sheet 2 of 2, A827_02_B_Coloured Layout, A827_19_C_STREET SCENES A-E, G7258.001 Ecological Constraints Plan - OS Base, G7258.001 Ecological Constraints Plan, R-2184-1C Landscape Masterplan 500@A0, R-2184-2B Landscape Details 200@A1, R-2184-3A Landscape Details 200@A1, R-2184-4B Landscape Details 200@A1, R-2184-5A Landscape Details 200@A1, R-2184-6A, Landscape Details 200@A1, R-2184-7A Landscape Details 200@A1 and R-2184-8A Public Open Space Details various@A0.**

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G1 of the South Ribble Local Plan (2012-2026).

Further letters of objection have been received from 4 neighbours, a summary of new points not already covered raised follows:

- Potential impact on existing hedge roots along the boundary – *A condition has already been imposed on the associated outline consent that requires Root Protection Areas to be established around existing trees and hedges prior to construction*
- Further improvements sought in terms of spatial separation – *The amended plans however accord with recognised minimum spatial separation standards*

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