

Planning Committee

Thursday, 1st April, 2021, 6.00 pm

Accessible through Microsoft Teams and YouTube

Supplementary Agenda

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

- 5 07/2020/01063/FUL - Land to the east of Reynard Close, Longton** (Pages 88 - 89)

Addendum attached.

Gary Hall
Chief Executive

Electronic agendas sent to Members of the Planning Committee

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Agenda Item 5

Planning Committee Update Sheet

ITEM 5

07/2020/01063/FUL – Land at Reynard Close, Longton

1. Hall Pool Condition

Following closure of the planning committee agenda, representation was received by the Councils Ecologist (GMEU) directly from a member of the public.

This representation stated that the plans provided by the applicant in relation to the pathway of Hall Brook (southern site boundary) had been incorrectly drawn.

Considerable discussion has been had with the applicant and GMEU whose final comments are:

'I have read the email from David (applicant) sent last night and spoken to him on the phone today. He has confirmed that Hall Pool will not be directly impacted i.e. no culverting is proposed and forms the southern boundary at the point under dispute, which is why it is not shown on the plans. I have no reason to doubt this, watercourses often forming the boundary of land holdings though the watercourse can also move whilst the boundary will remain set.'

'As I do not know the site, I am not in a position to determine the exact location of the Brook but do not doubt David's explanation, of the differences in interpretation of the Brook location and as previously noted my main concern is that adequate buffer is provided. Assuming David is correct in his interpretation that the Brook is along the boundary of their ownership adequate buffer will be provided'

On the basis of this agreement Officers feel that a precautionary condition to require a minimum 7m offset distance from the bank top of Hall Pool for all dwellings is necessary. This is suggested as:

'That all dwellings and built development hereby approved shall maintain a minimum distance of 7m from the bank top of Hall Pool (southern site edge). No built or physical development shall at any time be constructed within this 7m buffer without the prior written agreement of the local planning authority'

REASON: To ensure that adequate provision is made for the watercourse and any protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026'

2. Biodiversity Mitigation

In correspondence to GMEU the respondent also questions why the applicant has not demonstrated by Defra Metric how biodiversity gain can be achieved. GMEU confirm that DefraMetric is useful but not mandatory, and that they have no grounds to object. Conditions to require mitigation however have already been recommended

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