**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*