**Planning Committee Update Sheet – 26th June 2019**

**Item 7**

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

To reflect the amendments made to the proposal as described in the Officer report the detailed landscaping plans have also been updated. In order to reflect the current plan revisions Condition 14 is therefore proposed to read:

* **14. 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 10.06.19, 827-01\_H Planning layout, 827-02\_H Coloured Layout, 827-03\_G Facing materials plan, 827-04\_G Means of enclosure plan, 827-06\_E Massing plan, 827-07\_E Occupancy, 827-08\_E Parking Plan, 827-09\_E Refuse Plan, 827-10\_E 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\_G\_STREET SCENES A-E, G7258.001 Ecological Constraints Plan - OS Base, G7258.001 Ecological Constraints Plan, R-2184-1D Landscape Masterplan 500@A0, R-2184-2D Landscape Details 200@A1, R-2184-3CLandscape Details 200@A1, R-2184-4D Landscape Details 200@A1, R-2184-5C Landscape Details 200@A1, R-2184-6C, Landscape Details 200@A1, R-2184-7C Landscape Details 200@A1 and R-2184-8B 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 (2012-20**17

A condition that should have been recommended in relation to securing off-street parking was also accidently omitted from the Officer report. It is therefore recommended that an additional condition (Condition 17) be imposed to state:

* **17. No property shall be occupied, or be brought into use, until their respective car**

 **parking spaces have been surfaced or paved in accordance with a scheme to be**

**approved in writing by the Local Planning Authority and the car parking spaces and**

**manoeuvring areas marked out in accordance with the approved plan.**

**REASON: To allow for the effective use of the parking areas, in accordance with**

**Policy 17 in the Central Lancashire Core Strategy and Policy F1 of the South Ribble**

**Local Plan 2012-2026.**

As of the 19th June further 7 letters of objection have been received from 4 separate neighbouring properties. A summary of new points not already covered follows:

* The proposed changes do not go far enough in terms of provision of bungalows and reducing 2.5 storey dwellings
* Request for true bungalows behind existing properties on Croston Road