

**PRESTON CITY COUNCIL
PLANNING COMMITTEE meeting 1 November 2018
LATE CHANGES LIST**

Listed below are changes to the list of planning applications made as a result of additional information received since the publication of the agenda.

Agenda Item 5a: 06/2018/0597

**248 Lightfoot Lane and land to the rear of 248 Lightfoot Lane, Preston, PR4 0LA
Pages 33-44**

Changes:

Section 2 Decision recommended

Amend the decision recommended in section 2 to read as follows:

1. Subject to a S106 obligation being secured providing for on-site affordable housing, planning permission be granted subject to conditions addressing those matters in paragraph 2.1.

AND

2. In the event that a satisfactory Section 106 Agreement is not concluded by 9th November 2018, or other agreed extension of time, delegate authority to the Director of Development to refuse planning permission on the grounds that the obligations which make the development acceptable have not been legally secured.

Section 2.1 Conditions and Informatives

Amended Conditions

5. "Sustainability" should read "Energy efficiency"

Additional Conditions

17. Ecological mitigation works and updated bat survey
18. Existing trees and hedgerows to be retained
19. No trees/hedgerows to be removed during bird nesting season
20. Protection of common toads during the development
21. Surface water drainage scheme
22. Sustainable urban drainage scheme and management plan
23. Surface water lifetime management and maintenance plan

Informatives

4. Lead Local Flood Authority – No consent granted to connect to the ordinary watercourse

Section 3.5 Consultation Responses

Lead Local Flood Authority (LLFA) – Following the submission of further drainage information which is considered acceptable, the objection to the scheme is withdrawn. No objections subject to conditions requiring the submission of a surface water drainage scheme, surface water management plan and sustainable urban drainage scheme.

Greater Manchester Ecology Unit (GMEU) – No objections to the scheme subject to conditions relating to the implementation of suggested mitigation measures, protection of protected species during development and no works to trees during the bird nesting season.

Publicity – Three further letters of objection have been received following re-consultation. The additional points raised can be summarised as follows:

- The side elevation of plot 60, at 13m away, is still too close to the rear elevation of no.244 Lightfoot Lane.

Section 3.6 Analysis

Utilities/Drainage/Flood risk

Following the submission of additional drainage plans and a drainage statement, the LLFA have withdrawn their objection to the scheme, subject to conditions requiring a detailed surface water management plan, maintenance plan and sustainable urban drainage scheme being submitted. As such, subject to the conditions imposed it is considered the proposed development would not result in an increased risk of flooding on the site and therefore complies with Policy 29 of the Adopted Core Strategy and the Framework.

Ecology & Nature Conservation

Greater Manchester Ecology unit (GMEU) have now provided comments on the application. GMEU agree with the findings of the submitted Primary Ecological Appraisal and raise no objections to the scheme. Should planning permission be granted, GMEU recommend conditions be attached to safeguard protected species on the site, retain existing trees and hedgerows and restrict the removal of vegetation during the bird nesting season. Subject to these conditions it is considered the proposal would not have any adverse impacts on protected species and therefore complies with Policy 22 of the Adopted Core Strategy, Policies EN10 and EN11 of the Adopted Local Plan and the Framework.

No change to the recommendation.

Agenda Item 5b: 06/2018/0711

Land south of Whittingham Lane, Grimsargh, Preston

Pages 45 - 62

Changes:

Section 2 Decision recommended

Amend the decision recommended in section 2 to read as follows:

1. That the application be deferred.

The report, in parts, references the 2012 National Planning Policy Framework, rather than the 2018 revised National Planning Policy Framework, therefore the report needs amending to ensure clarity in the decision making process.

Change recommendation to defer the application.
