

**PRESTON CITY COUNCIL
PLANNING COMMITTEE meeting 11 July 2019
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: 06/2018/0072
Foresters Hall, Great Shaw Street, Preston
Pages 35-58

Changes:

Section 2.1 Conditions & Informatives

Additional Condition

19. Waste Management Strategy to be submitted prior to first occupation.

Section 3.5 Consultation Responses

Waste Management – Further information is required in order to understand the length of time required for waste collections to take place on Patten Street, on collection days.

Section 3.6 Analysis

Waste Management

The Council's Waste Management officers have raised no objections to the proposals. They advise that waste vehicles would not directly access the site, and refuse vehicles would collect waste off Patten Street. Further details are required in order to understand the length of time required for collections to take place on Patten Street, and a condition is therefore recommended which requires a waste management strategy to be submitted prior to first occupation.

No change to the recommendation.

Agenda Item 5b: 06/2018/0885
Land adjacent to Riversway and Dodney Drive Estate, Lea Preston
Page 4

Change to recommendation:

That the item is deferred to allow further discussions with the applicant regarding the concerns of County Highways and design.

Agenda Item 5c: 06/2018/0949
Jeanne Jugan Residence, 228 Garstang Road, Preston, PR2 9RB
Pages 59-76

Changes:

Section 3.6 Analysis

Impact on residential amenity

Environmental Health has further recommended that a Construction Environmental Management Plan be submitted, in order to mitigate the impacts of the construction activity in relation to noise and air quality, and to ensure the amenity of neighbouring properties is not unduly affecting during construction. This would be addressed through condition no.10 in Section 2.1 of the agenda report.

No change to the recommendation.

Agenda Item 5d: 06/2019/0114

Plots 1-3 Cottam Hall, Land east of Sidgreaves Lane, South of Hoyles Lane & North of Lea Road, at Cottam Hall, Preston

Pages 77-88

Changes:

Section 2.1 Conditions

Delete condition no. 2 as it is considered unnecessary as condition no. 16 on the outline planning permission 06/2016/0046 requires details of materials to be submitted.

Section 3.2 Proposal

First paragraph of 3.2, Should read 'Lea Road', not 'Lea Lane'.

Section 3.5 Consultation Responses

Supplementary comment from County Archaeology to state reference should have been to condition no.35 not condition 36.

No change to the recommendation.

Agenda Item 5e: 06/2019/0166

Land to the rear of 126A Whittingham Lane

Pages 89-98

Changes:

Section 3.5 - Consultation Responses

Additional Representations from:

County Highways (Updated correspondence)

Following minor widening of some roads, provision of longer driveways and wider garages on some specific units, County Highways are satisfied with proposals and raise no objections to the proposal. A condition on future street management and maintenance is suggested.

1 no objection from an adjacent resident who backs onto the site. The issues raised can be summarised as follows:

- 1- A no-mans-land is being created to the rear of no.128 and 130 and the development edge;
- 2- Tree survey shows tree T16 to the wrong side of no.128's rear garden;
- 3- Hawthorne hedge is 3m high not 2m high;
- 4- A 0.2m diameter sewer runs south of 128 and 130, with access chamber within the site;
- 5- Condition needed to control noise, dust, plant, pedestrian safety measures and hours of construction during building phase: and
- 6- Traffic calming is required on Whittingham Lane.

The Local Planning Authority's response to each of the points raised is as follows:

- 1- The small pocket of land did not form part of the 06/2017/0941 Outline permission and the red line cannot be amended at reserved matters stage;
- 2- A revised drawing has been submitted to show the tree in correct position;
- 3- Noted;
- 4- Applicant states they have allowed for this in their design;
- 5- Condition no 4 on the outline planning permission already requires a CEMP be submitted, approved and implemented; and
- 6- County Highways has not requested further calming and the access remains as approved by the outline (and to be modified by the recent 06/2018/0732 application to the south).

Section 3.6 Analysis

Traffic & Highways Safety

Supplementary to second paragraph:

County Highways comment that the widening of roads, off street driveways and the extension of the 2no. turning heads now allow satisfactory manoeuvring in/out the parking spaces/drives for units 66, 70, 90 and 94. The changes are sufficient to overcome the earlier concerns and no objections are raised. A condition outlining the proposed arrangements for future management and maintenance of the proposed streets within the development is suggested.

No change to the recommendation.
