

**PRESTON CITY COUNCIL
PLANNING COMMITTEE meeting 5th December 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: 06/2018/0864
Ashes Farm, 23 Halfpenny Lane
Pages 29 – 48**

Changes:

Section 3.5 Consultation responses

County Highways – No objections to the amended access plan. The conditions requested as detailed in the main committee report are still relevant.

County Education – Following a reassessment of the scheme, a claim for three primary and one secondary school places may be sought.

Waste Management – No objections to the proposed collection point locations, however consider the distance over which bins would have to be moved from the proposed dwellings to the collection points could be excessive.

Parks and Street Scene (Landscape) – Whilst some landscaping details have been provided, a full and detailed scheme of landscaping would be required to fully consider the scheme. As such a condition requiring full landscaping details is recommended.

Section 3.6 Analysis

Landscaping

The Council's Landscape Architect has provided comments on the submitted landscape masterplan. The character of the surrounding landscape is primarily that of agricultural grassland bounded by hedgerows and trees, and there are concerns about the impact the proposed development would have on the historic character of the area, specifically the suburbanisation of the site. Whilst a landscape masterplan has been provided, the Landscape Architect considered that as no detailed landscape proposals have been submitted, should planning permission be granted a condition be attached requiring full hard and soft landscaping details to be provided.

Traffic and Highways Safety

The revised access arrangements are considered acceptable by County Highways and state the conditions requested in their original consultation response are still relevant. The applicant has updated the Transport Assessment to reflect the revised layout, however it does not elaborate on how the proposed 2m wide footpath across the front of the site would provide sustainable pedestrian provision or how it would integrate with the existing built environment.

Utilities/Drainage/Flood risk

The revised site layout now includes the location of the proposed package treatment plants for each parcel of development, which are considered acceptable. As such, should planning permission be granted a condition securing their details would no longer be required.

Education

Following a reassessment of the site following the submission of the revised layout, County Education state that a claim for three primary and one secondary school places is sought. The applicant has confirmed their agreement to paying a financial contribution to mitigate the predicted education impacts of the proposed development which would be secured through a Section 106 Obligation.

No change to the recommendation.

Agenda Item 5b: 06/2018/0865
Ashes Farm, 23 Halfpenny Lane
Pages 49 - 68

Changes:

Section 3.4 Consultation responses

County Highways – No objections to the amended plan. The conditions requested as detailed in the main committee report are still relevant.

County Education – Following a reassessment of the scheme, a claim for two primary and one secondary school places may be sought.

Historic England – No further comments received.

Section 3.6 Analysis

Landscaping

The applicant has indicated no landscaping plan for the site will be provided other than what is detailed on the proposed site layout. As such, full hard and soft landscaping details could be secured by condition.

Traffic and Highway Safety

The revised site layout plan is considered acceptable by County Highways and state the conditions requested in their original consultation response are still relevant. However, the revised site plan does not address how the site would be accessed from Halfpenny Lane. The applicant has updated the Transport Assessment to reflect the revised layout however it does not elaborate on how the proposed 2m wide footpath across the front of the site would provide sustainable pedestrian provision or how it would integrate with the existing built environment.

Utilities/Drainage/Flood risk

The revised site layout now includes the location of the proposed package treatment plant for the development, which is considered acceptable. As such, should planning permission be granted a condition securing their details would no longer be required.

Education

Following a reassessment of the site following the submission of the revised layout, County Education state that a claim for two primary and one secondary school places is sought. The applicant has confirmed their agreement to paying a financial contribution to mitigate the predicted education impacts of the proposed development with would be secured through a Section 106 Obligation.

No change to the recommendation.

Agenda Item 5e: 06/2019/0924
Bhailok Court, Pole Street
Pages 109 - 134

Changes:

Section 2.1 Conditions & Informatives

Additional Conditions

18. Archaeological scheme of works and programme of recording to be submitted

19. Off-site highway works scheme for public realm improvements to Pole Street and Percy Street

Section 3.5 Consultation Responses

County Archaeology – No objection. Undeveloped areas of the site to the rear are considered to have the potential to contain buried remains associated with the early-mid 19th century Matthew Brown or Pole Street Brewery, and the mid-19th century terraced housing that once stood on Bell Street. A condition requiring a programme of archaeological work to be undertaken in accordance with a written scheme of investigation is recommended.

Section 3.6 Analysis

Impact upon heritage assets

Paragraph 199 of the Framework states that Local Planning Authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact.

County Archaeology note that undeveloped areas of the site to the rear are considered to have the potential to contain buried remains associated with the early-mid 19th century Matthew Brown or Pole Street Brewery that once occupied the site, a non-designated heritage asset recorded on the Lancashire Historic Environment Record PRN 19995, as well as the mid-19th century terraced housing that once stood on Bell Street. Regarding the recording of such features, County Archaeology recommends a condition securing a programme of archaeological work, and a condition to this effect is therefore recommended.

No change to the recommendation.

Agenda Item 5g: 06/2019/1037

Land to the north of Eastway

Pages 145 - 161

Changes:

Electoral Wards Affected should read 'Preston Rural East and Sharoe Green'

Section 3.5 Consultation responses

Waste Management - No objection. Whilst there are some reservations regarding the distances some residents would have to manoeuvre their bins to the collection points, the submitted amended plans are satisfactory.

County Highways – Clarification has been provided with regards to suggested conditions no.15 – 18 in the main agenda report, which link the requirements of the conditions to the extant outline planning permission for the wider site.

No change to the recommendation.

Agenda Item 5h: 06/2019/1039

Boars Head Inn, 724 Garstang Road

Pages 163 – 171

The application has been withdrawn by the applicant.

Agenda Item 5i: 06/2019/1049
Land south of Whittingham Lane, Grimsargh
Pages 173 - 181

Changes:

Section 2.1 Conditions & Informatives

Additional Conditions

5. Landscaping to be implemented and retained as such for a period of time

Section 3.5 Consultation Responses

Parks and Street Scene (Landscape) – The amended landscape details are considered acceptable.

Section 3.6 Analysis

Landscape, Ecology and Trees

The applicant has provided updated details regarding proposed landscaping, in order to address previous concerns raised by the Council's Landscape Architect concerning a lack of proposed soft landscaping to aid screening of the proposed development, and also a lack of details regarding proposed tree, shrub, hedgerow and bulb species and their specific locations. The Council's Landscape Architect has reviewed the updated information and considers that this address their concerns. The proposed landscaping of the site is therefore considered to be acceptable and a condition is recommended requiring the development to be undertaken in accordance with these details and retained as such for a period of time.

No change to the recommendation.

Agenda Item 5j: 06/2019/1065
Land off Vicarage Lane
Pages 183 - 192

Changes:

Conditions 2.1

Additional Condition

14. Development in accordance with the Biodiversity Mitigation and Enhancement Plan and details of topsoil to be imported to the wildflower grassland and attenuation basin area shall submitted to and approved by the Local Planning Authority.

Section 3.6 Analysis

Landscape and Trees

GMEU has reviewed the Biodiversity Mitigation and Enhancement plan and subject to a condition requiring a low nutrient soil topsoil within the wildflower grassland and attenuation basin, are satisfied that the proposals are acceptable.

Utilities/Drainage/Flood Risk

The Lead Local Flood Authority have not provided comments on the application and in the absence of any objections, the proposals are not considered to have any unacceptable adverse impacts upon utilities, drainage and flood risk.

No change to the recommendation
