

**PRESTON CITY COUNCIL
PLANNING COMMITTEE meeting 3rd October 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 5:

List of decisions made on delegated planning applications between 12/08/2019 and 12/09/2019

Pages 9 – 44

Page 21 – Application 06/2019/0687

Decision should read 'Environmental Impact Assessment not required'.

Agenda Item 5a: 06/2019/0040

Key Fold Farm, 430 Garstang Road, Broughton

Pages 45 - 54

Changes:

Section 2.1 Conditions & Informatives

Conditions

4. Waste and recycling facilities.
5. Precise highways details in front of plot nos. 79-98 to be submitted.

Section 3.5 Consultation Responses

County Highways – No objections following the submission of a revised site layout plan, however concerns still remain surrounding the location of the street trees on the main spine road.

Waste Management – No objections following the submission of a revised site layout plan subject to conditions relating to bin stores.

Section 3.6 Analysis

Highways and Parking

Following the submission of a revised site layout plan, County Highways raise no objections to the scheme in principle, however still have concerns relating to the precise road layout of the highway in terms of service verges in front of plot nos. 79-98 and the proposed location of street trees along the main spine road. With regards to the highway layout in front of plots nos. 79-98, it is considered the position of the service verge and the highway could be secured via an appropriately worded condition, an approach which the applicant agrees with. In terms of the location of the street trees, the applicant has indicated these would be maintained by a maintenance company and not form part of the adopted highway. This would be a matter to be discussed between the applicant and the Local Highway Authority should the estate roads come forward for adoption.

As such, subject to the recommended conditions, it is considered the proposed development would not have a severe impact on highway or pedestrian safety and therefore complies with Policy 3 of the Core Strategy, Policies ST1 and ST2 of the Local Plan and the Framework.

Waste Management

Following the submission of a revised site layout plan, Waste Management raise no objections to the scheme in terms of location of bin collection points for residents. To ensure the bin collection points are available for use and retained, it is recommended a

condition be attached requiring the waste and recycling facilities shall be made available prior to first occupation. Subject to this condition, it is considered the proposal complies with the National Planning Policy for Waste.

No change to the recommendation.

Agenda Item 5b: 06/2019/0676

**Deepdale Network Rail Lane and former Coal Yard, Deepdale Street to the rear of St Chad's Road, Deepdale
Pages 55 - 66**

Changes:

Section 3.5 Consultation responses

United Utilities – No objections, subject to imposition of previously recommended conditions. United Utilities has water and wastewater infrastructure running through this site. It is the applicant's responsibility to demonstrate the relationship between those assets and the proposed development.

Parks & Street Scene (Landscape) – No objections to the proposed alteration to condition 13 (landscaping).

Greater Manchester Ecology Unit – No objections to the proposed alteration to condition 13 (landscaping).

Section 3.6 Analysis

Flood risk, utilities and drainage

No objections to this alteration has been raised by the Lead Local Flood Authority or by United Utilities.

Ecology and impact upon the natural environment

No objections to this alteration has been raised by the Council's Landscape Architect or by Greater Manchester Ecology Unit.

No change to the recommendation.

Agenda Item 5c: 06/2019/0752

**Cardwell Farm, Garstang Road, Barton
Pages 67 - 88**

Changes:

Section 3.5 Consultation Responses

Further correspondence have been received from Barton Parish Council, who are of the opinion that the summary of their comments contained within the committee report do not fully represent the concerns they have raised. Barton Parish Council have subsequently reiterated the following issues raised within their original representation:

- Barton Parish Council would like City Councillors to be aware of the importance of the need for more time to develop its neighbourhood plan so that development can be directed to where it is needed.
- A similar application was refused for residential development in Broughton (ref: 06/2018/1297) by the Council on the grounds that the development of the site was considered contrary to the Core Strategy, the Local Plan and Broughton Neighbourhood Development Plan.

One additional objection has been received, however no additional issues have been raised.

No change to the recommendation.
