

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 3rd March 2021

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
19/00551/FULMAJ	Lyndsey Hayes	03	85-129

LAND OWNERSHIP

In progressing the draft s106 agreement the land registry titles have found that the information originally submitted on land ownership was inaccurate. The Agent has since submitted a corrected certificate (Certificate B) along with evidence of the correct notice being served on the relevant land owner on 22/02/2021. The Council is unable to issue a decision within 21 days of the date of this notice being served unless and until a representation is received from that landowner prior to this date.

For the avoidance of doubt, Members are still able to consider and decide on the application, although if a landowner representation was received within the 21 day period raising a new material planning issue that members ought to consider, then the application would need to be brought back to planning committee. If no landowner representation was received or if no new material planning issue is raised then the application would not need to be brought back to planning committee on this issue.

Updated recommendation

Accordingly, for the reason set out above the recommendation within paragraph 12.1 is to be amended to read:

Grant outline planning permission for the provision of the primary school subject to conditions; and grant full planning permission for 202 residential dwellings subject to conditions and a S106 legal agreement to secure on-site affordable housing (30%) and green infrastructure and financial contributions towards the Poulton Mitigation Strategy, travel plan support, health care and Education. That the Head of Planning Services be authorised to issue the decision following the expiry of the date of the notice being served on the relevant land owner and where no representation or new material planning issue is received, and on the satisfactory completion of the S106 agreement.

ADDITIONAL DOCUMENTS / AMENDED PLANS RECEIVED

LAYOUT

Since the main committee report was published a revised site plan (Rev Z) has been submitted to provide crossing points to plots 158-164 at the request of Lancashire County Highways. In conjunction with this amended layout a revised refuse collection plan (Rev G) has also been submitted.

Furthermore a revised Hard Surfaces Plan (Rev N) has been submitted to correct an error within the key on the plan for the private car parking/drives

Officer Response:

The above amendments are considered to be acceptable and address the Highways Officers requirements. The above updated plan drawings have been incorporated into Condition 2 (approved plans condition).