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Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 15TH DECEMBER, 2021

I refer to the agenda for the above meeting and now enclose the following report(s) which were unavailable when the agenda was published.

Agenda No.	Item	
8	Late Reps Report of the Chief Planning Officer	(Pages 3 - 6)

Yours faithfully,

A handwritten signature in black ink, appearing to be "Ian Barton".

Democratic Services

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Late Representations/Information

Appendix 4

Item 4A

DC/2021/01762: Land Off Raven Meols Road/Harebell Close/The Ravens, Formby

Following the publishing of the agenda, the applicant has had the opportunity to review the local concerns expressed on the application, particularly with regards to the loss of trees on site. In this instance, whilst the applicant has agreed to replace trees on a 1:1 basis (as evidenced in the report) the applicants has now offered a financial contribution in the sum of £2000 to enable Formby Parish Council to provide newly planted trees within the Formby area to further improve the tree quality and quantity not only on the site but also in the wider area.

As recognised in the officer report, officer view is that the replacement planting is appropriate to ensure the development accords with local planning policy and as such consider the financial contribution would not be necessary to make the scheme acceptable. However, the applicant could discuss this matter further with the Parish Council outside of the planning process.

Appendix 5

Item 5A

DC/2021/02138: 503-509 Hawthorne Road, Bootle

The Chief Planning Officer has afforded further consideration of the proposal to link to the footpath adjacent to the canal in front of a number of properties to Barnton Close, to the north and west of the site.

The submitted plans propose a connection, and this would give rise to a 340 metre walk to the nearest bus stop (at Harris Drive) for the new property nearest the proposed connection (plot 27). This is compared with a 260 metre walk to the relocated bus stop if walking directly through the new housing development from that same property. The walk to the top of Pennington Road footbridge from the link would be 280 metres but double the length (560 metres) should the link be removed. However, it is also clear that the existing path fronting Barnton Close serves little purpose at present, and is not only poorly surfaced, but is not lit either, and though the link to the footbridge becomes longer, it would be much safer with the key relevant issue being connectivity to public transport.

The matter has been discussed with the Highways Manager who has agreed that there is no reason for the proposed link to be sustained. An additional planning condition is therefore recommended enabling the link to be removed but the condition would not need to be added should members be minded to maintain the link as set out in the report.

Following further consideration of the site layout, it has been identified that further additional mitigation measures are required in respect of outdoor useable spaces. The Environmental Health Manager has therefore recommended some revisions to the wording of conditions 13 and 26 respectively. In addition, a further condition is recommended to secure the control of plant and equipment for the extra care facility to prevent impacts on future occupiers. Condition 29 is also amended to make additional provision for heavy standard planting.

Condition 2 is also amended to include the Environmental Noise Survey, Noise Break-In Assessment & Sound Insulation Scheme dated 17 November 2021 as an **Page 3** document.

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Add further conditions:

Notwithstanding the details shown on drawings 20020-PJA-00-ZZ-DR-A-100-H (Proposed Site Plan) and the Outline Landscape Proposals (MR21-065/101-A), no pedestrian link shall be formed between the site and the residential development to the north and west of the site adjacent to the canal without express planning permission being given by the Local Planning Authority.

Reason: To safeguard the living conditions of nearby residents.

A scheme of noise and odour control for any plant and equipment (Air Con, Kitchen Extraction etc) to be installed on the proposed extra care dwellings/building should be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.

Reason: In order to protect the living conditions of future occupiers from adverse noise/odour impacts.

Amend conditions 2, 13, 26 and 29, as follows:

- 2) The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan (20020-PJA-00-ZZ-DR-A-001-B)
 - Proposed Site Plan (20020-PJA-00-ZZ-DR-A-100-H)
 - Outline Landscape Proposals (MR21-065/101-A, 102-B and 103-A)
 - House Type A1 Plans and Elevations (20020-PJA-A1-ZZ-DR-A-110 and 120-A)
 - House Type B1 Plans and Elevations (20020-PJA-B1-ZZ-DR-A-110-A and 120-B)
 - House Type C1 Plans and Elevations (20020-PJA-C1-ZZ-DR-A-110 and 120-A)
 - House Type D1 Plans and Elevations (20020-PJA-D1-ZZ-DR-A-110-A and 120-B)
 - House Type E1 Plans and Elevations (20020-PJA-E1-ZZ-DR-A-110 and 120-A)
 - House Type F1 Plans and Elevations (20020-PJA-F1-ZZ-DR-A-110 and 120-A)
 - House Type G1 Plans and Elevations (20020-PJA-G1-ZZ-DR-A-110-A and 120-B)
 - House Type H1 Plans and Elevations (20020-PJA-H1-ZZ-DR-A-110 and 120-A)
 - House Type J1 Plans and Elevations (20020-PJA-J1-ZZ-DR-A-110 and 120)
 - Proposed Ground Floor Plan Extra Care (20020-PJA-EC-00-DR-A-110-C)
 - Proposed First Floor Plan Extra Care (20020-PJA-EC-01-DR-A-111-C)
 - Proposed Second Floor Plan Extra Care (20020-PJA-EC-02-DR-A-112-C)
 - Proposed Roof Plan Extra Care (20020-PJA-EC-ZZ-DR-A-113-A)
 - Proposed Elevations Hawthorne Road (20020-PJA-EC-ZZ-DR-A-120-C)
 - Proposed Elevations West (20020-PJA-EC-ZZ-DR-A-121-B)
 - Proposed Elevations Canal (20020-PJA-EC-ZZ-DR-A-122-B)
 - Proposed Elevations East Courtyard (20020-PJA-EC-ZZ-DR-A-123-B)
 - Proposed Elevations South Courtyard (20020-PJA-EC-ZZ-DR-A-124-B)
 - Proposed Elevations North Courtyard (20020-PJA-EC-ZZ-DR-A-125-B)
 - Proposed Street Scene Hawthorne Road (20020-PJA-00-ZZ-DR-A-101-A)
 - Proposed Street Scene Canal (20020-PJA-00-ZZ-DR-A-102-A)
 - Proposed Phasing Plan (20020-PJA-00-ZZ-DR-A-004)
 - Environmental Noise Survey, Noise Break-In Assessment & Sound Insulation Scheme dated 17 November 2021

Reason: For the avoidance of doubt.

- 13) The sound reduction performance for the glazing (R_w) and combined ventilation rating ($D_{n,e,w}$) for each dwelling within Phase A and Phase B shall, as a minimum, meet the performance standards shown in tables 10 and 11 of the submitted Environmental Noise Survey received on 18th November 2021.

Reason: In order to protect the living conditions of future occupiers from adverse noise impacts.

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- 26) Prior to the occupation of any dwelling within Phase A and Phase B, closed boarded fencing with a minimum surface mass of 10 kg/m² must be installed to every garden boundary at height of 1.8m with the exception of the south-eastern perimeter of plots 1-10 which shall measure 2.4m in height, as shown in the submitted External Noise Level Assessment and Appendix C of the submitted Environmental Noise Report. The approved fencing must be maintained thereafter as such.

Reason: In order to protect the living conditions of future occupiers from adverse noise impacts.

- 29) Prior to first occupation of either phase of development, and notwithstanding the detail contained on the Outline Landscape Proposals a detailed landscaping scheme covering that respective phase of the approved development shall be submitted to and approved in writing by the Local Planning Authority, including all boundary treatments and the location, size and species of each specific shrub, plant and tree to be planted and a schedule of implementation. The scheme shall incorporate the provision of at least 8 no. extra heavy standard trees to the Hawthorne Road frontage and at least 8 no. extra heavy standard trees between the south east elevation of the proposed Extra Care building and the commercial premises to the south east of the site.

Reason: In the interest of visual amenity and to ensure satisfactory tree replacement.