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Date: 4 February 2025
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Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 5TH FEBRUARY, 2025

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

Agenda No.	Item	
1.	Late Representations Report of the Chief Planning Officer	(Pages 3 - 4)

Yours sincerely,

P. Porter

Chief Executive

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Planning Committee: 5 February 2025 Late Representations/Information

Appendix 4 – Approvals

Item 4A: DC/2024/01694 – Land East of Damfield Lane /Bournehurst Drive Maghull

In response to the third-party suggestions that the internal access road should be widened the applicant has submitted further information. The information advises that in their view there is no need to widen the internal access road and makes the following summarised points:

The width is generally 4.5m but widens at points to allow large vehicles to pass. As part of this application an additional passing point is proposed which will decrease the maximum length between passing points from 80m to 50m.

The widening points would allow a large vehicle to pass a car as demonstrated through drawing 22019.ATR.09.

The existing turning head is proposed to be increased through the provision of the access into the site. A tracking exercise has taken place (drawing 22019.ATR.10) demonstrating a 12.6m long vehicle accessing the turning head and exiting.

Additional condition to be added.

An additional condition is recommended to require the details of the bin stores to be submitted.

Refuse details

The development shall not be occupied until facilities for the secure storage of refuse have been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The approved details shall be retained for the lifetime of the development.

Reason: To protect the living conditions of existing and future occupiers of the development.

Additional Informatives

1. Formal Address Points

2. S278 agreement - An agreement under section 278 of the Highways Act 1980 will be required for all works/alterations to the adopted highway.

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