

NORTHERN PLANNING COMMITTEE – 27 March 2013

UPDATE TO AGENDA

APPLICATION NO: 12/4882M

LOCATION Land West of Mag Lane, High Legh,
Warrington, Cheshire, WA16 0RT

UPDATE PREPARED 25 March 2013

ADDITIONAL INFORMATION SUBMITTED:-

The applicant has submitted the following additional information which is available to view on the planning file:-

- Letter to Planning Officer based on the content of pre-application advice letter dated 26/11/12 covering issues such as renewable energy, green credentials, rural diversification, economic growth and other benefits.
- Letter to Carol Young relating to apprenticeship scheme
- Plans of Mobile Buildings submitted
- Amended Appendices for DAS relating to FTE jobs
- Request that lighting is dealt with via condition in the event of an approval
- Comment on alternative sites suggested in letters of objection
- Comments regarding content of report, discrepancies and pre-application advice
- Submitted case law regarding mobile shelters
- Letters from various education establishments
- Commentary regarding carbon efficiency information

OFFICER APPRAISAL

The submitted additional information relates not only to further justification regarding the various benefits of the scheme put forward by the applicant but also includes detailed commentary regarding pre-application advice, the assessment of the application, discrepancies/ errors within the report and suggested conditions to mitigate impacts.

This information has been carefully considered in respect of the acceptability of the proposals. However the submitted information would not affect the weight attached to the benefits put forward by the applicant to justify this development as set out in the committee report.

Comments regarding pre-application advice are not a consideration relevant to the determination of the application and any discrepancies in the report are

minor and have not affected the recommendation or assessment of the application.

CONCLUSION

The proposals continue to represent an inappropriate form of development which would be unacceptable in the Green Belt.

RECOMMENDATION: REFUSAL as per recommendation in Committee Report

