

NORTHERN PLANNING COMMITTEE – 7th June 2017

UPDATE TO AGENDA

APPLICATION NO.

17/1531M

BOWLING GREEN, INGERSLEY VALE, BOLLINGTON, CHESHIRE

UPDATE PREPARED

5 June 2017

UPDATE

During the course of the application the layout was amended following initial comments from the Head of Strategic Infrastructure, the changes to the layout consist of the following points;

- Increase of manoeuvring space to the rear of the driveways to plots 1 and 2 to 7m to assist vehicle turning
- Minor relocation of visitor spaces to improve accessibility.
- Minor widening of driveways to plots 11 and 12 to assist vehicle access and avoid conflicts with proposed wall / vegetation areas

Representations have been received from two residents that they have not been re-consulted over these changes to the layout. National Planning Practice Guidance gives a steer on this matter and states the following;

Where an application has been amended it is up to the local planning authority to decide whether further publicity and consultation is necessary. In deciding whether this is necessary the following considerations may be relevant:

- *were objections or reservations raised in the original consultation stage substantial and, in the view of the local planning authority, enough to justify further publicity?*
- *are the proposed changes significant?*
- *did earlier views cover the issues raised by the proposed changes?*
- *are the issues raised by the proposed changes likely to be of concern to parties not previously notified?*

In this instance the changes to the layout are not significant and do not have a material impact on the layout of the site when compared to that initially submitted as part of the application. Therefore the decision was taken not to undertake a period of re-consultation and this decision is consistent with the national guidance outlined above.

Secondly an issue regarding a concrete storage building has been raised. This structure straddles the boundary between the site and 52 Ingersley Vale and was previously used as storage by patrons of the bowling club. It is not

material to the consideration of the application if this structure is retained or removed from the site. Planning permission is not required for its removal nor is there any reason in planning terms why it should be retained. If the structure were to be removed it would require the agreement of both the applicant and the adjoining land owner. Therefore it is considered this is a civil matter between the adjoining land owners.

CONCLUSION

The recommendation remains as per the main agenda report as approval.