

Development Control Committee – 21st April 2021

Update Sheet

Item 5 – Application LCC/2020/0075- Wilpshire Waste Water Treatment Works

Consultations

LCC Highways: The amended plans showing the access revisions are acceptable. However, Highways would still like to see electric charging points provided.

Representations;

Two further representations have been received subsequent to the report as follows:-

- From the occupier of the property adjacent to the access. The resident is concerned that the drawings showing the access and the swept paths would result in low loader vehicles coming very close to his property boundary fence which might result in vehicles either having to reverse back out of the site to adjust their position or in the residents fence / property being damaged. The resident is also concerned that the layby next to his house is still proposed, that the hedge and grass strip next to his property has been removed and the proposed gates will cause vehicles to stop resulting in noise and pollution to his property.
- From a property on St Peters Close immediately adjacent to The Croft who are concerned that the removal of the trees and shrubs within the The Croft will result in a loss of privacy. The resident requests the provision of blinds for their property windows.

Advice: The acceptance from Highways of the amended access design is noted. With regard to the electric charging points, there are no staff based at this treatment works and staff only visit for monitoring / maintenance works. Therefore, it is not considered that it is necessary to have ELV charging points on this site.

With regard to the issues raised by the residents:

- Highways consider that the amended access design is safe and would avoid address the risk of HGVs having to stop or reverse onto Ribchester Road to pass another vehicle. If the applicant damaged the resident's fence or property, this would be a matter to be resolved between them.
- The plan referred to by the resident shows the access design during construction. Once these works have finished, the access would be reduced in width reinstating a grass area and hedgerow with trees.
- Instead of providing a passing place, the applicant is now proposing a wider section initial section of the access road (during construction only)
- The gates would only be in place upon completion of the construction works when HGV numbers to the site would be considerably lower.
- There would be a loss of existing vegetation at the rear elevation of the properties. However drivers accessing and leaving the site would be negotiating

the access road and therefore it is not considered that any loss of privacy would be significant or unacceptable.

Conditions

Condition 2: Two amended drawings have been received from the applicant to correct errors on earlier versions relating to the layout of equipment within the waste water treatment works itself:

Drawing WILPS 97-DR-T-10010 Rev P06 is superseded by Drawing WILPS 97-DR-T-10010 Rev P07

Drawing WILPS 97-DR-10011 Rev P06 is superseded by drawing WILPS 97- DR-T-10011 Rev P07