



DETAILS OF CHANGE OF USE (APPLICATION FOR DETERMINATION)

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
SCHEDULE 2

Applicant

Mr Stuart Rimmer
47 Sandy Lane
Holmeswood
Ormskirk
Lancashire
L40 1UF

Agent

Wignalls Chartered Surveyors
311 Hesketh Lane
Tarleton
Preston
PR4 6RJ

In respect of application number **2022/0991/PNC** received on **8 September 2022** and in pursuance of its powers under the above-mentioned Act and Order, West Lancashire Borough Council as Local Planning Authority, having considered your application, **has formally decided that Prior Approval is NOT REQUIRED** based on the information provided

for: Application for determination as to whether prior approval of details is required - Change of use to dwellinghouse from Agricultural (and for building works necessary to convert the building).
at: 47 Sandy Lane, Holmeswood, Ormskirk, Lancashire

subject to the Conditions (and Reasons for those Conditions) listed on the attached sheet.

A handwritten signature in black ink, appearing to read 'H McDougall'.

Heidi McDougall BSc (Hons), MBA
Corporate Director of Place & Community

Dated: 17 November 2022

Condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The hereby permitted dwellinghouse shall not be occupied until details of the proposed boundary treatment for the curtilage has been submitted to and approved in writing by the Local Planning Authority. Such boundary treatment shall be erected in its entirety prior to first occupation of the dwelling and retained for the duration of the development.

Reason: To safeguard and enhance the character of the area and to protect residential amenity in accordance with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

Note(s)

1. The development shall be carried out in accordance with details shown on the following plans:

Plan Reference 'Proposed Site Plan: Sandy Way Farm, Sandy Lane, Holmeswood', 'Proposed Elevations - DRG No. C84-2 Proposed Elevations Revision A' and 'Floor Plans - DRG No. C84-2 Floor plans Revision A' received by the Local Planning Authority on 8th September 2022.

2. The development approved by this permission may be liable to a Community Infrastructure Levy, which is payable after development begins. If your scheme is liable, and you have not already done so, you must submit an Assumption of Liability Notice to the Council before development commences. If your scheme is issued with a CIL charge, it is essential you submit a Commencement Notice to the Council before the development commences. Any application for relief or exemption should also be submitted before commencement.

The Council will impose penalties where the correct forms are not submitted, or are late, or where the information provided is inaccurate.

All forms are available at <http://www.westlancs.gov.uk/planning/planning-policy/community-infrastructure-levy/the-cil-process.aspx> and once completed, should be emailed to CIL@westlancs.gov.uk.

Further information on CIL can be found at www.westlancs.gov.uk/CIL or by contacting the Council's CIL and S106 Officer on CIL@westlancs.gov.uk or tel: 01695 585171.

Informatives

1. The development **MUST** be carried out in accordance with the details submitted under your Application for Determination.

2. It is the responsibility of the person(s) implementing this development to ensure that, where appropriate, approval under the Building Regulations has been obtained for the building works involved, and that the plans thus approved under those Regulations are for the same works as under this determination. Any differences or amendments must be drawn to the attention of the Planning Officer.
3. This determination refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.
4. Attention is drawn to Section 31 of the County of Lancashire Act 1984 where plans for the erection or extension of a building are deposited with a Borough Council in accordance with Building Regulations, the Council shall reject the plans, unless after consultation with the fire authority, they are satisfied that the plans show:-
 - (a). that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
 - (b). that the building or, as the case may be, the extension of the building will not render inadequate any existing means of access for the fire brigade to a neighbouring building.
5. Developers are advised to contact the necessary utility plant owners for guidance when excavating in proximity to buried plant and apparatus.
6. The proposed development may lie within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future.

Applicants must take account of any coal mining related hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out of their proposals and must seek specialist advice where required.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

7. The development may be liable for a charge under the Community Infrastructure Levy (CIL). CIL applies to any developments that create a new dwelling or create over 100sqm of new build floorspace. It is the responsibility of the landowner/developer to ensure that the relevant CIL procedures are followed. If the development is liable and chargeable, a CIL Notice of Chargeable Development must be submitted to the Council prior to commencement of the development. Failure to submit the form may result in a surcharge of £2500 being imposed. Forms are available at www.westlancs.gov.uk/CIL. You should contact the CIL Officer via CIL@westlancs.gov.uk if you require more information.