

## Planning Committee - Wednesday 05 June 2019

### Late Observations Schedule

#### Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
3	19/0041	<p><u>Further Observations:</u></p> <p>Following the publication of the committee report the applicant has submitted a schedule and samples of the materials to be used on the external surfaces of the lodges. These include samples of the external cladding for the walls, window finishes and roofing material. The proposed materials are considered to be acceptable.</p> <p><u>Officer recommendation:</u></p> <p>As the applicant has provided details of appropriate materials up front in order to satisfy the requirements of recommended condition 2, it is considered that the wording of that condition can be updated to refer to the submitted details as follows:</p> <p><u>Revised wording for condition 2:</u></p> <p><i>Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the lodges shall be constructed in accordance with the materials detailed in the document titled "Specification of Holiday Homes ordered For Reed's Bay", samples of which were provided on 03.06.19.</i></p> <p><i>Reason: To ensure use of appropriate materials which are sympathetic to the rural character of the site and its surroundings in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.</i></p>
8	19/0317	<p><u>Additional Representations</u></p> <p>Further neighbour comments have been received which object to the proposal on the grounds of quality of life, safety, parking, movement of traffic and increased pollution:</p> <ul style="list-style-type: none"><li>• proposal has insufficient parking and overflow will end up in surrounding residential areas</li><li>• traffic flow will become more hazardous and congested at the junction - concerned for safety of children</li><li>• speeding on Manor Drive</li><li>• junction to Glebe Lane from Dowbridge is tight</li><li>• extra noise and pollution caused by extra vehicles and deliveries</li></ul> <p><u>Officer Response</u></p> <p>The points raised in the additional representations relate to highway safety and the level of traffic that would be attracted to the premises as a cafe compared to its lawful newsagent use. These matters are already considered in the officer report and so there is nothing further to add as a result of these representations.</p> <p>The officer recommendation and suggested conditions remain as agenda.</p>