

Development Management Committee

Wednesday 09 October 2013

Late Observations Schedule

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
1	12/0568	<p><u>Revised Reason for Refusal</u></p> <p>The Fylde Borough Local Plan has two policies which relate to agricultural workers dwellings. Policy SP10 which relates to permanent dwellings associated with existing agricultural operations, and Policy SP11 which relates to temporary dwellings associated with new agricultural operations. This scheme is a mixture of the two as it is for the permanent retention of a mobile home associated with a well established existing agricultural unit.</p> <p>The officer report and reason for refusal on the agenda papers refers to Policy SP11. Having considered this further it is felt that Policy SP10 would be a more appropriate test for the application as it relates to a permanent residential unit on a long-established agricultural operation. The criteria in both policies are similar in that they require an assessment of the functional need for an agricultural workers accommodation, that the business could financially support the residential unit, that the unit is of an appropriate scale, design, access and location and that there is no adverse impact on neighbours or the character of the area. As such the assessment of planning merits in the report, as considered under Policy SP11 are equally valid for Policy SP10 and the recommendation remains for refusal. However, it is appropriate to revise the reason for refusal to correct this policy reference and to add reference to para 55 of the NPPF which gives guidance on new isolated dwellings in countryside locations.</p> <p>The revised reason for refusal reads:</p> <p><i>The applicant has failed to provide sufficient justification to demonstrate there is functional need for someone to live permanently on the unit and that the need cannot be fulfilled by any other existing accommodation in the area which is suitable, and available, for occupation by the worker concerned. Furthermore, the siting of the proposed caravan, to the rear of the existing agricultural buildings, would fail to deliver an adequate level of site supervision or act as a deterrent to unlawful entry to the site, and so would not meet the functional requirements of the holding. The proposal is therefore contrary to the provisions of Policies SP2 and SP10 of the Fylde Borough Local Plan and para 55 of the NPPF with which they are consistent..</i></p>
2	13/0349	<p><u>Amended Condition</u></p> <p>Condition number 6 as set out on the agenda paper requires the implementation of the approved landscaping scheme following the carrying out of the works. As the principal element of the application relates to a change of use, it is recommended that the condition be amended to read as follows (N.B. bold text highlights the proposed amendment for clarity only)</p> <p>The whole of the landscape works, as approved shall be implemented during the first planting season following the implementation of the change of use hereby approved and subsequently maintained for a period of 10 years . Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period,</p>

which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current syvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

4 13/0424 **Amended Condition**

An additional condition is proposed to ensure retention of an effective screen to the site boundary to Peel Road as follows:

Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any subsequent Order superceding it] no development of the type described in Schedule 2, Part 31, Class B the existing boundary wall between the application site and Peel Road shall be retained at a height of no less than 2.8m (measured from the application site side) at all times. Should the existing wall be removed then it shall be replaced within 4 weeks of the removal by a wall of an equivalent height and design in accordance with details that are first agreed in writing by the Local Planning Authority.

In order to provide appropriate screening to the cars stored in accordance with preserving the character of the area as required by Policy SP2 of the Fylde Borough Local Plan.