

## **Development Management Committee**

**Wednesday 22 January 2014**

### **Late Observations Schedule**

#### **Schedule Items**

<b><u>Item</u></b>	<b><u>App No</u></b>	<b><u>Observations</u></b>
2	13/0257	<p><b>Revised Recommendation</b></p> <p>A response has been received from Natural England which raises fundamental issues to the determination of the application and as a result it is not appropriate to delegate authority, and that the application be deferred.</p>
3	13/0259	<p><b>Revised Recommendation</b></p> <p>A response has been received from Natural England which raises fundamental issues to the determination of the application and as a result it is not appropriate to delegate authority, and that the application be deferred.</p>
4	13/0649	<p><b>Clarification of Report</b></p> <p>The materials to be used in the construction of the security hut will be treated timber and not brickwork as stated in the officer report. The description of brickwork was included in the report in error as the material for the security hut was confirmed as treated timber in an email from the applicant's agent (Dave Morse of Leith Planning), dated 19 December 2013. A copy of this email has been appended to the application.</p>
6	13/0708	<p><b>Additional Officer Comments</b></p> <p>Since the publication of the report Officer's have been asked to provide additional information regarding the suitability of the site at Kwik Save for delivering an affordable housing scheme. That site has a 'minded to approve' resolution for the development of 32 properties under planning application 11/0269. That establishes the acceptability of a residential development on the site and its development as an entirely affordable scheme would be preferable to the 10 apartments approved at Hastings Point as it would allow the development of a greater number of affordable units, with these delivered as a mixture of houses and apartments rather than just the apartments at Hastings Point. This would be a better mix of housetypes which would also have management benefits as an entirely affordable development compared to the mixed market and affordable scheme at Hastings Point. The Kwik Save site serves the same Lytham St Annes housing market as the Hastings Point site does and so offers the same suitability for locating affordable units close to services, employment, education, leisure, etc.</p> <p>The Officer position is that the transfer of the site and the funding as described in this application will allow a better affordable housing scheme to be delivered than that which would be the case under the implementation of the existing scheme at Hastings Point.</p>
8	13/0739	<p><b>Additional Information from Applicant</b></p> <p>A letter has been received from the applicant as follows:</p>

"I plan to move from my current address and live at the new building at 21 Lawson Road, with my daughter (K C Cocking) and her children.

I plan to share the garden and the family kitchen at the property but wish to continue to have some independence and my own space within the new build.

My reasons for this proposal are that I would like to be closer to my daughter and grandchildren so I may help my single parent daughter with her child care whilst she continues to work. Also after having two operations in recent years and being told I require further surgery I wish to move into a one storey building where I have no stairs to negotiate. It also seemed a good idea to move onto the same property so that my daughter can facilitate my care both post-surgery and in the future as I progress into my old age. I feel this is best done now whilst I am still capable and before my health deteriorates further but so that I have a support network in place in good time".