

Planning Committee - Wednesday 19 April 2017

Late Observations Schedule

<u>Item</u>	<u>App No</u>	<u>Observations</u>
1	16/0805	<p><u>Neighbour Representations</u></p> <p>Further comments have been received by the neighbour that has made comment on the application. These express queries relating to the measurements included in the Committee Report with respect to the extent of the projection.</p> <p><u>Officer Comment</u></p> <p>The measurements have been checked and the neighbour advised that the Committee Report is accurate in the extent of the extension, with this query to be highlighted in the officer presentation.</p> <p><u>Revised Condition</u></p> <p>To provide greater certainty that the extension will not allow privacy loss between the application site and the neighbour at No, 3 it is suggested that condition 2 is revised with the addition of the bold text below.</p> <p><i>Within 3 months of the date of this permission the finished floor level of the external patio area is to be sufficiently reduced so as to ensure that the measured height between the finished floor level and the uppermost part of any part of the approved boundary wall is a minimum of 1.8 metres as shown on the approved plans listed in condition 1 of this planning permission. The wall shall thereafter be retained at this height.</i></p> <p><i>Reason: To ensure a reasonable level of privacy is maintained to the rear of the adjoining neighbouring dwelling, No.3 Nook Cottages as required by Policy HL5 of the Fylde Borough Local Plan</i></p>
4	16/1015	<p><u>Condition Clarification</u></p> <p>The officer recommendation on the agenda papers is to grant planning permission subject to a series of conditions. One of these is to list the approved plans and other drawings to provide clarity to the permission (Condition 2 p53) and is a standard feature on all planning decisions.</p> <p>Unfortunately, a combination of officer illnesses has meant that the final list of plans is not available at this time as it was intended that it would be listed in these Late Observations. Members are advised that the latest plans will be listed in this condition prior to the decision being issued.</p>
5	17/0044	<p><u>Sunny Bank Mill Late Observations</u></p> <p>In order to address LCC Highways comments about the footway on the sites frontage revised site plan PN001 Rev A has been received which addresses the need for an adequate footway. LCC have confirmed they have no objections to the proposal. They also state that given the applicants desire for the internal road layout to be adopted that the following conditions are necessary. These will be added to any approval granted;</p> <p>1. <i>No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the</i></p>

development phases and the standards that estate streets serving each phase of the development will be.

Reason: -To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

2. *No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.*

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

3. *No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.*

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

8 17/0085 Additional Condition

The submitted proposal indicates that the panel to the shop frontage is to be retained as a white laminate material. Officers are concerned that this is overly harsh in its appearance and so recommend a condition to require the appearance of this to be replaced,

Within 3 months of the date of this condition the laminate panel inserted into the shop front as hereby approved shall be replaced with a panel of a colour and materials that has previously been submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the property has an appearance that does not detract from the character of the street scene and the town centre in accordance with Policy SH1 of the Fylde Borough Local Plan.

12 17/0170

The Management at Cyprus Point have submitted photographs to demonstrate that there is no fence separating the property from the Japanese Gardens, to the right of the applicant's proposed driveway.

However, the applicants have submitted a revised landscaping plan to take account of comments raised by the council's Landscape Officer and those by the Directors of Cyprus Point, which include the retention of an existing fence and hedging which provide a boundary to the Cyprus Point gardens. The revised plan is drawing no. BR0710/SD3 REV. A.