

Planning Committee Late Observations

5 July 2023

Item	Application no.	Location	Proposal
1	21/0770	LAND NORTH OF HIGHBURY GATE AND EAST OF COPP LANE, ELSWICK	RESIDENTIAL DEVELOPMENT OF 36 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE

Additional consultee comment:

LCC School Planning Team:

The Local Planning Authority has received an updated education assessment dated 27.06.23 from LCC's School Planning Team following a request for a final assessment prior to committee. However, the updated assessment simply repeats the School Planning Team's earlier response dated 28.03.23 as already summarised on p. 17 of the agenda. In particular:

1. The level of contribution required from the development towards the provision of new primary (9 places at £17,827 per place = £160,443) and secondary (4 places at £24,753 per place = £99,012) school places is unchanged; and
2. The infrastructure projects where each contribution is to be spent – additional primary places at St Mary's Catholic Primary School, Great Eccleston and/or Great Eccleston Copp Church of England Primary School; and additional secondary places at Kirkham Carr Hill High School and/or Millfield Science and Performing Arts College – remains unaltered.

Officer response:

As the latest assessment from LCC's School Planning Team dated 27.06.23 is unaltered from their previous assessment dated 28.03.23, no change is required to the officer recommendation contained on p. 53-54 of the agenda.

Item	Application no.	Location	Proposal
2	22/0875	12 ST THOMAS ROAD, LYTHAM ST ANNES FY8 1JL	CHANGE OF USE FROM AN 8 BEDROOM DWELLING (USE CLASS C3) TO A 8 BEDROOM HOUSE IN MULTIPLE OCCUPATION (USE CLASS SUI GENERIS)

Additional Representation from Cllr Fazackerley and Cllr Little as Carnegie Ward Councillors

We are in agreement with the Town Council's comments received on 24th May for the current scheme.

Regarding the Re-consultation Objections from neighbours, the ward councillors would endorse the following:

- *Still no off road parking required could increase traffic problems close to local primary school.*
- *Extra noise and ASB due to increase in number of households will impact on surrounding properties.*
- *Lack of private amenity space will impact on occupants.*
- *Without a landlord on site the upkeep of the property will suffer.*
- *The adverse effect on residential amenity of neighbours by reason of unacceptably high density/overdevelopment of the site will certainly be detrimental and will NOT enhance the area.*
- *The proposed development, by significantly intensifying the use of the property, will continue to alter the character and aesthetic of our neighbourhood, which historically has been family houses – still relevant. This is in the Local Plan and it is also in the Neighbourhood Plan*
- *This change would be out of keeping with the existing character of the area, disrupting the harmony and residential feel of the locale.*
- *No details about upkeep of outdoor space*

Officer Response

The points raised by the Town Council are largely covered in the officer report. It is accepted that the applicants have not provided a revised application form or supporting documentation in respect of the revised scheme now under consideration with the available details relating to the original scheme. However, in the event that planning permission is granted, the number of units would be as defined on the decision notice and approved drawings and so it is not essential that the application forms be amended.

The other points cover 4 main areas, with thoughts provided as follows:

- **Parking** – The scheme does not provide any parking. It is possible that some limited parking could be formed to the rear, but officers do not believe there is a need to require this, and that the formation of parking to the front would be harmful to the streetscene and would not create any real benefit in parking capacity. The accessible location of the site ensures that parking is not essential for a development of this scale and nature.
- **Intensity of occupation** – the building is not being extended under this proposal, and whilst it is likely that it will be occupied more intensively under the application scheme, it could still be used intensively as an 8 bedroomed house. The change involved in this application is not considered to change the character of the party or the wider area in a way that would be harmful to the area.

- **Occupier Amenity** – It is correct that there is limited on site amenity space, and limited facilities in the immediate vicinity. This shortcoming applies equally to the amenity of the current occupiers of the property as it does to that of those that would occupy it if the application was approved and implemented. It is not a reason that could justify the refusal of this application.
- **Maintenance** – the site photos indicate that the property has not been well maintained in recent times, but that is not a reason that could justify the refusal of an application of this nature.

Having considered the points raised by the ward councillors it is not considered that any revision to the officer recommendation is required.

Additional Condition

Following further consideration of the merits of the application and the relationship to the neighbouring properties to the side officers believe that there should be an additional condition imposed on the planning permission. This is to require that a series of side facing upper floor windows are fitted with obscured glazing to limit the potential for overlooking views from these windows. These are all secondary windows in the rooms so this condition will not unduly harm future occupier amenity but will protect that of the neighbours.

The wording of the additional condition is as follows:

Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the following fenestration shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) prior to the first use of the building for the House in Multiple Occupation use hereby approved.

- *The first floor gable window to bed 4*
- *The first floor gable window to bed 5*
- *The second floor gable window to the shared kitchen*
- *The second floor gable window to bed 7*
- *The second floor gable window to bed 8*

The duly installed obscured glazing shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between future occupiers of the building and existing properties in order to ensure a high standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.