

Planning Committee Late Observations

20 December 2023

Appn No.	Location	Proposal
23/0521	NORMANDY, 178 MAINS LANE, SINGLETON, POULTON-LE-FYLDE, FY6 7LB	ERECTION OF REPLACEMENT DWELLING AND DETACHED GARAGE FOLLOWING DEMOLITION OF EXISTING DWELLING AND DETACHED GARAGE
Observations	<p data-bbox="376 562 675 589"><u>Ward Councillor Comments</u></p> <p data-bbox="376 624 995 651">Cllr Lee has written to support the application, as follows:</p> <p data-bbox="376 689 1399 880"><i>“Like most Councillors, I get angry when developers, large and small, ignore our planning decisions or simply try to bypass them and then apply for retrospective permission. However, in this instance, it appears that the Applicant has bent over backwards to accommodate the points made by the Planning Officers. At each stage, they have addressed the various concerns, like eaves high, windows positions, window sizes etc but after multiple amendments to their plans.</i></p> <p data-bbox="376 918 1382 978"><i>After all this compromise, they are now simply told it is too big. If the scale was an issue from the beginning, this should have been the very first, and only reason for recommending refusal.</i></p> <p data-bbox="376 1016 1334 1077"><i>At Singleton Parish Council, we offered no observations and there have been much bigger properties built on the same road.</i></p> <p data-bbox="376 1115 1399 1272"><i>Notwithstanding the above, I believe that the Applicant has also shown the need for a property this size. The Applicant's son is already in a wheelchair due to a degenerative condition which both the Applicant and her daughter also have. Unfortunately, in all probability, there will be three people in wheelchairs in this property. Extra rooms have been planned to accommodate live in carers which will soon be a necessity.</i></p> <p data-bbox="376 1310 1318 1370"><i>I have kept this brief because it is a simple matter. The Applicants need this property for disabled care and there are already much bigger properties on the same road.</i></p> <p data-bbox="376 1408 783 1435"><i>Please approve this Application as is.”</i></p> <p data-bbox="376 1473 560 1500"><u>Officer Response</u></p> <p data-bbox="376 1538 1366 1659">Since the application was first submitted officers have made a number of suggestions to highlight policy and other issues with the scheme. The officer view is that the modifications made are minimal and so have not adequately addressed those concerns, hence the recommendation for refusal.</p>	

23/0702	7 RIBBY ROAD, RIBBY WITH WREA, LANCASHIRE, PR4 2NB	ERECTION OF SINGLE STOREY DETACHED RESIDENTIAL ANNEX WITHIN REAR GARDEN FOR USE IN ASSOCIATION WITH 7 RIBBY ROAD, WREA GREEN, PR4 2NB.
Observations	<p data-bbox="376 271 596 300"><u>Officer Clarifications</u></p> <p data-bbox="376 338 1362 432">The Committee report indicates that there are 4 neighbour representations. In fact, only 3 unique representations were received with one being double counted when the report was compiled.</p> <p data-bbox="376 468 1382 562">There is a typo on page 40 of the agenda. The final word of the 'Policy Background' section is written as '<i>service</i>' and should be '<i>severe</i>' as this is the test that is imposed by para 111 of NPPF.</p> <p data-bbox="376 598 890 627">Members are asked to note these clarifications.</p>	