

Planning Committee Late Observations

04 October 2023

Appn No.	Location	Proposal
23/0115	RIBBY HALL LEISURE VILLAGE RIBBY ROAD RIBBY WITH WREA PRESTON PR4 2PR	DEMOLITION OF EXISTING PORTAL-FRAMED STRUCTURE AND ERECTION OF 2 STOREY, PART 3 STOREY ENTERTAINMENT CENTRE, INCLUDING ASSOCIATED VEHICULAR PARKING, SERVICING BAYS, ACCESS WORKS AND PUBLIC REALM PROVISION WITHIN THE GROUNDS OF RIBBY HALL VILLAGE.
Observations	<p><u>Officer Clarification</u></p> <p>There are references to electric vehicle charging points within the officer report that officers now wish to clarify.</p> <p>The applicant confirms that the electric vehicle charging requirements of the Building Regulations has been inaccurately reported within the Committee Report as requiring 1 charging space for every 10 parking spaces.</p> <p>The actual requirement for mixed use buildings that have more than 10 parking spaces is:</p> <p><i>'one of those parking spaces must have access to one electric vehicle charge point, and, cable routes for electric vehicle charge points must be installed in a minimum of 1/5 of the total number of remaining parking spaces.'</i></p> <p>This means that the development must provide 1 electric charging point, but must also provide cabling for 1/5 of the remaining spaces to will allow easier provision of additional electric charging points in those spaces as demand increases.</p> <p>The Building Regulation requirement accords with that advocated in the draft 'Provision of Parking on New development Supplementary Planning Document (January 2023)'.</p> <p>Notwithstanding this requirement, the applicant has confirmed that it is intended to provide additional electric charging spaces over the single space required by the Building Regulation (and draft SPD), though have also stated that it is not possible for them to confirm what that provision will be at this time since this will depend on the design and electricity capacity for the site.</p> <p>No changes are needed to the recommendation or conditions as a consequence of this clarification.</p>	

23/0256	MILL FARM SPORTS VILLAGE FLEETWOOD ROAD MEDLAR WITH WESHAM LANCASHIRE PR4 3JZ	FORMATION OF A SURFACE WATER ATTENUATION POND & REMEDIATION OF EXISTING SURFACE WATER ATTENUATION POND.
Observations	<u>Revised Recommendation</u> Since the agenda was published officers have realised that the neighbour notification that was undertaken on the application omitted any notification of some direct and near neighbours to the site. As this is a legal requirement of the determination of planning applications officers advice is that the determination of this application be deferred to allow that notification to be undertaken, and the consideration of any comments that are made. The application will then be represented to Committee for determination at a future date, most likely the 8 November 2023 meeting.	
23/0409	PLOT 12 THE CHILTERNES 197 KIRKHAM ROAD (NORTH OF BYPASS) FRECKLETON LANCASHIRE PR4 1HU	ERECTION OF DETACHED TWO STOREY DWELLING
Observations	<u>Further Parish Council Observations</u> The Parish Council initially objected to the application on the basis it conflicted with green belt policy. The case officer responded to them on this to advise of the importance of the planning history which, as set out in the report, provides a fallback position which ensures that a suitably scaled dwelling would not be inappropriate development in the green belt. The Parish Council responded to this information following the publication of the agenda to state: <i>“Given that response, and the explanation as to why it would be acceptable, I would be happy to approve this. The issue was that the PC could not approve greenbelt development as it stood.</i> This appears to remove their objection to the application.	