

Planning Committee Late Observations

8 November 2023

ITEM 2

Application no.	Location	Proposal
23/0358	LAND REAR OF 69-77 CHAIN LANE AND OFF OCCUPATION LANE, STAINING, FY3 ODB	ERECTION OF FOUR DWELLINGS AND FORMATION OF ASSOCIATED ACCESS ROAD OFF OCCUPATION LANE

Observations:

Additional consultee comment:

The Local Highway Authority (LHA) were re-consulted on 12.09.23 following the submission of amended plans which, among other things, sought to address issues with the site access and internal road layout raised in their initial comments dated 05.06.23. Informal comments from the LHA dated 13.10.23 requested further revisions to increase the dimensions of the estate road turning head and additional evidence to prove vehicle tracking. The applicant supplied amended site layout (drawing no. 22-109-8 Rev H) and vehicle tracking (drawing no. 23193-PWA-00-XX-DR-C-6100 Rev P02) plans on 17.10.23 to incorporate these changes. The LHA subsequently provided formal, updated comments on the amended scheme on 01.11.23 as follows:

- **Summary** – Following the receipt of amended plans LCC Highways are satisfied that the developer has addressed the issues previously raised and no objections are now raised to this proposal.
- **Adoption** – The revised site layout shown on plan 22-109-8 Rev H does not meet with the standards expected by LCC to be accepted for adoption and as such it will remain private. It is anticipated that it will function satisfactory as a private street and as such is acceptable to LCC.
- **Vehicle manoeuvring** – Vehicle tracking has been provided (Drawing 23193 PWA 00 XX DR C 6100 Rev P02) which demonstrates satisfactory access for a large refuse vehicle, as such the layout is satisfactory.
- **Conditions** – Are recommended with respect to: (i) the construction of car parking and manoeuvring areas; (ii) the implementation of a scheme for the provision of highway improvement works to include the provision of tactile paving at the junction of Occupation Lane and Chain Lane prior to first occupation; and (iii) the retention of the proposed garages for car parking through the withdrawal of permitted development rights which would allow their conversion to living accommodation.

Officer response:

Response to LHA comments dated 01.11.23:

The LHA's response of 01.11.23 confirms that the amended plans submitted on 17.10.23 have addressed their previous issues with the scheme. Therefore, and in combination with the reasons already set out in the committee report, there are no outstanding transport related matters with the scheme.

The conditions requested in the LHA's response of 01.11.23 repeat those recommended in their initial response of 05.06.23 and so have already been carried through to the resolution in the current agenda papers (recommended conditions 20, 21, 22 and 24). It is, however, necessary to update the wording of several of the other recommended conditions to refer to the latest versions of the plans supplied by the applicant which have informed the LHA's response of 01.11.23. Those proposed changes are set out below.

Alterations to conditions:

The two amended plans supplied by the applicant on 17.10.23 are already referenced in the recommended conditions. The changes indicated on these drawings must, however, be carried through to all other plans which show the development's layout for consistency. As a result, the following additional plans were supplied by the applicant on 30.10.23:

- Drawing no. 7272.01 Rev C – Landscape proposal.
- Drawing no. 23193-PWA-00-XX-DR-C-2001 Rev P03 – Proposed site sections.
- Drawing no. 23193-PWA-00-XX-DR-C-2000 Rev P05 – Proposed external works.

Accordingly, the wording of recommended conditions 2, 4, 8 and 18 has been updated to reference the amended versions of the three drawings given above as follows (with changes highlighted in bold for clarity):

2. This permission relates to the following plans:

- Scale 1:1250 location plan.
- Drawing no. 22-109-8 Rev H – Proposed site plan.
- Drawing no. 22-109-1 Rev A – Floor plans house type A.
- Drawing no. 22-109-2 Rev B – Elevations house type A.
- Drawing no. 22-109-3 Rev A – Floor plans house type B.
- Drawing no. 22-109-4 Rev C – Elevations house type B.
- Drawing no. 22-109-5 Rev B – Floor plans house type C.
- Drawing no. 22-109-6 Rev C – Elevations house type C.
- Drawing no. 22-109-9 – Floor plans house type D.
- Drawing no. 22-109-10 – Elevations house type D.
- Drawing no. 22-109-11 – Proposed boundary treatments.
- Drawing no. 7272.01 **Rev C** – Landscape proposal.
- Drawing no. 23193-PWA-00-XX-DR-C-2000 **Rev P05** – Proposed external works.
- Drawing no. 23193-PWA-00-XX-DR-C-2001 **Rev P03** – Proposed site sections.
- Drawing no. 23193-PWA-00-XX-DR-C-6100 Rev P02 – Vehicle tracking.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the finished building

floor levels and external ground levels for each plot shown on drawing no. 23193-PWA-00-XX-DR-C-2000 **Rev P05**.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in the interests of ensuring a good 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.

8. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on drawing no. 7272.01 **Rev C** shall be carried out during the first planting season that occurs: i) in the case of landscaping within the curtilages of the dwellings hereby approved, after the dwelling on each associated plot is first occupied; and ii) in the case of landscaping on all the other areas of the site located outside the curtilages of the dwellings, before the development is substantially completed. The areas which are landscaped shall be maintained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in order that the development assimilates sympathetically into its surroundings, to provide an appropriate landscape buffer with surrounding land uses, to enhance the character of the street scene and to provide appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

18. The on-site biodiversity net gain habitat creation measures identified within the document and plan listed in a) and b) below shall be implemented before the development is substantially completed.
 - a) Document titled "Biodiversity Net-gain Assessment" dated 11 September 2023 (issue no. 1.5) by 'Tyrer Ecological Consultants Ltd'.
 - b) Drawing no. 7272.01 **Rev C** – Landscape proposal.

A report verifying the implementation of the on-site biodiversity net gain habitat creation measures identified in a) and b) shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied.

Reason: To ensure that the development maximises opportunities for delivering measurable net gains in biodiversity on the site through the provision of proportionate habitat creation measures which, as far as practicable, compensate for the development's impact on existing habitat features within the site in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

ITEM 3

Application no.	Location	Proposal
23/0529	NORCROSS, PARROX LANE, NEWTON WITH CLIFTON, PRESTON, PR4 3RR	CHANGE OF USE OF LAND TO PROVIDE 7 ADDITIONAL HARDSTANDING PITCHES FOR TOURING CARAVANS AND 3 GRASS PITCHES FOR TOURING CARAVANS OR CAMPING INCLUDING FORMATION OF ASSOCIATED ACCESS TRACK, TOILET AND SHOWER BUILDING AND INSTALLATION OF PACKAGE TREATMENT PLANT

Observations

Additional Landscaping Information

The applicant has submitted an updated planting scheme which removes field maple, in accordance with GMEU recommendations. The soft landscaping condition has been reworded to reflect this.

Additional Suggested Condition

A condition to secure the construction of the new track as per the submitted details has been added (condition 13, wording below).

13. The new access track shall be constructed in accordance with the duly approved details (Permeable Stone Track plan, received by the Local Planning Authority 12 October 2023) and made available for use before the pitches hereby approved are first brought in to use.

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works, in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

Additional Representation

Newton with Clifton Parish Council have provided further comments on the application. These sustain their original objection in response to the amended scheme. The officer report responds to the matters that are raised as this second response is effectively the same as the first response.

For reference, the updated response is as follows:

"Thank you for the 18th October 2023 email and consultation letter relating to the above matter. The application was considered by members at a meeting held on Thursday 2nd November 2023 and council adopted a resolution that it be recommended the application is refused planning permission and that the LPA be advised accordingly.

Members determined the proposed development fails to comply with the Fylde Local Plan (FLP) to 2032 Policy GD4 Development in the Countryside which, if permitted, would have an adverse intrusive effect on the area to an unacceptable extent. It is considered the frequency, type and volume of traffic movement that will be generated by the proposed development is hazardous to highway safety, particularly at the junction of the A583/Blackpool Road. The proposed development site is considered to be within the defined Area of Separation (AOS), therefore would compromise the function of the

AOS and consequently is not consistent with FLP GD3. There are examples of previous applications in the designated AOS which have been refused planning permission that members consider set a precedent for planning permission being refused for this and other similar applications. Moreover, members consider the development does not fall within any FLP policy exceptions that would justify planning permission being granted, would, if allowed, serve to consolidate that development which does exist to the detriment of the character of this part of the countryside and would set a precedent for further similar development which consequently would be difficult to resist. It is understood that any site related advertising signage on the A583/Blackpool Road requires planning permission and members request the planning authority to ensure compliance with this requirement.

Should the application case officer be minded to grant the proposed development planning permission members will appreciate the matter being referred to the Fylde council planning committee and request an assurance that council's observations are duly considered, recorded in full and not otherwise abridged as part of a report."