

Planning Committee

Wednesday 18 March 2020

Late Observations Schedule

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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5	19/0887	
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Further Consultation response

LCC Education have confirmed that their requested contribution is for Treales Church of England Primary School and/or Kirkham St Michael's CE Primary School..

Officer Comment on Further Consultation response

Prior to the completion of the Section 106 agreement LCC will be asked to clarify which of these two schools the contribution should go towards, with this then written into that legal agreement. The recommendation to Committee should be revised to reflect that.

Applicants correspondence - Highways

As referred to in the report the applicants have put forward the view that the off-site works requested by LCC Highways are not necessary to make the development acceptable in highways terms. With regard to the request for the enhancements at the pedestrian crossing on Station Road, they have reviewed the existing/proposed situation and make the following observations:

- *The width of Station Road is approximately 10.5m based on measurement from OS mapping. This length of crossing is not considered excessive by the applicants and requires a maximum of 15 seconds per cycle comprising 5 seconds green time and 10 seconds intergreen. It is not anticipated that reducing the width of the road will significantly benefit any delays that may currently be experienced by vehicles at the crossing.*
- *Based on information from Crahsmap there has been no record of accident in the past 5 years in this location and therefore it is not considered that intervention is required.*
- *In addition, it is the applicants view that reducing the width of the crossing and associated widening to the footways will increase the likelihood of vehicles turning left from Derby Road onto Station Road using the opposite lane which creates a conflict that may have an impact on road safety.*
- *Whilst this crossing may be utilised by future residents to access some local facilities it is not considered critical to accessing services and public transport as a large number of facilities including bus stops, rail station, schools and shops are situated on the eastern side of Station Road and do not require residents to use the crossing.*

On the basis of the above the applicant's highways consultants view is that narrowing the crossing width is not necessary to make the development acceptable in planning terms.

Officer comment on Applicants correspondence – Highways

As this correspondence is in relation to specific off-site highway works requested by LCC Highways, Officers sought their views and asked for a response. This has not

been forthcoming as yet, and therefore it is requested that the delegation to officers is revised to include the opportunity to amend the off-site highway works conditions in case LCC agree that they are not necessary, or that the trigger point can be amended.

Applicants correspondence - Plans

The applicants have also requested that the indicative layout plan be removed from the list in condition 3 which lists the approved plans. This is on the basis that it is only indicative and so should not be contained within a condition that requires the development to be carried out in complete accordance with that plan.

Officer comment on Applicants correspondence – Plans

This is acceptable to Officers as the parameters plan covers the areas where the two and three storey dwellings will be located and shows the access points to the development. Condition 4 also requires the development to be constructed substantially in accordance with these two plans, and this will ensure that development that comes forward whilst not exactly the same will include development in the same areas as indicated.

Applicants correspondence – Vacant Building Credit

The applicants have also referred to Vacant Building Credit (VBC). VBC is intended to provide an incentive for brownfield development on sites containing vacant buildings. A financial credit, equivalent to the existing gross floorspace of any vacant buildings within the redline boundary of the application site brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes. The Councils draft Affordable Housing SPD sets out how this is to be applied in Fylde. The applicants have put forward the view that this is very rigid and have sought explanation on the evidence that would need to be provided with reference to marketing.

Officer comment on Applicants correspondence – Vacant Building Credit

As the applicants have not sought to address this issue prior to the publication of the agenda officers have not had time to discuss with the applicants. It may or may not be the case that VBC can be applied to the scheme. Therefore an amendment to the recommendation is appropriate to allow for the affordable housing obligation to be revised to account for VBC..

Revised recommendation:

That the decision to GRANT Planning Permission be delegated to the Head of Planning and Housing, with that decision being subject to the completion of a Section 106 agreement in order to secure

- provision, retention and operational details for 30% of the proposed dwellings to be affordable properties in accordance with the requirements of Policies H4 and INF2 of the Fylde Local Plan to 2032
- a financial contribution of £1,000 per dwelling (and the phasing of the payment of this contribution) towards securing off site public open space in accordance with the requirements of Policies ENV4 and INF2 of the Fylde Local Plan to 2032
- a financial contribution of up to £304,960.26 (and the phasing of the payment of this contribution) towards the improvement of education capacity in the vicinity of the site in accordance with the requirements of Policies HW2 and INF2 of the Fylde Local Plan to 2032
- a financial contribution (and the phasing of the payment of this contribution)

towards the council's proportionate costs in relation to the monitoring of the obligations of this agreement in accordance with the requirements of Regulation 122 (2A) of the Community Infrastructure Regulations 2010

The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal or Vacant Building Credit exception has been agreed with the Local Planning Authority.

And that the decision be subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing believes is necessary to make otherwise unacceptable development acceptable):

9 20/0040 Revised Plans

Revised plans have been received which reflect the following changes to the original scheme and reflect that described in the officer report:

- The width of the existing vehicle access to the property is retained
- A low fence/wall to separate the parking area and the amenity space and landscaping provided
- A 2 m high fence between the new dwelling and no. 4 Grosvenor St. and across the rear boundary with 42 East Beach and the low wall and railings retained across the front and side elevation to South Warton St.

These amendments improve the appearance of the scheme in the streetscene and provide some improved protection to the amenity of neighbours and the future occupiers. As such they are welcomed.

It is recommended that the plans list condition is revised to relate to these plans, the conversion condition is amended to remove the requirement to alter the access width but erect a privacy fence, and an additional condition is imposed to secure appropriate landscaping of the front garden area to the new dwelling.

Additional Correspondence

The applicant has provided a letter which highlights their view that there is no undue impact on neighbours, that the highway authority do not object to the application, and that the revised plans referred to above are now with the council. They also enclose 7 letters that they have gathered and have been supplied to the council.

10 20/0063 Statement from Cllr Hayhurst

"I find myself in a very embarrassing situation. Having insisted that this item should be determined by the committee I am unable to attend. I am currently storm bound on the island of Barra in the Outer Hebrides, the most westerly inhabited point in the UK. For those of you that have never heard of the island it is a 5 hour ferry journey from the mainland at Oban over the Minch which is the roughest stretch of water in the British Isles. Whilst you have been enjoying relatively balmy weather at home we have been subjected to 60 mph gales with the result that the daily ferry has not sailed for the past six days. The island has two planes a day which land on the beach and i have tried to book a flight but they are full for next three days. Hence my enforced absence.

Whilst this application will be presented to you as just another barn conversion it is anything but for the parish of Elswick. What has not been mentioned in the officer's report is the historical importance of this site. The stretch of Lodge Lane accompanying the barn is known locally as the Avenue of Trees and is over 200 years old. The parish council has taken on the task of preserving this very important entrance to the village and has planted several trees over the past 40 years to preserve the overhead canopy provided by the trees. When i eventually return home in a few days time i will be planting five semi mature trees provided by Fylde Borough Council to continue this project and to replace a number of trees which over the past few years have died with Ash dieback, The Avenue has featured in a number of publications over the years, most notably Allan Clarke's Windmill Land which was written in 1916 and the parish council always takes the Britain in Bloom judges to see the heritage and environmental work undertaken by volunteers when we are in the national finals.

So why is the application important to the Parish? It is because the stark steel structure is an eyesore. it was erected 40 years ago when planning regulations concerning agricultural building were far more relaxed. As a brand new councillor at the time I took the many objections to the planning officers but I was advised that little could be done as it was permitted development. Back in the 1980's the building was clearly needed and was extensively used but with the amalgamation of farms it is now largely obsolete. It was, i understand, acquired from the farmer by the applicant a few years ago and since then has simply been used to house hay and a few sheep. We therefore now have an obsolete large stark steel structure blighting our landscape and will no doubt have it for many many years if nothing is done. This is an opportunity to not simply improve the building but at the same time to replace it with a designer eco friendly dwelling which will blend in to the surrounding landscape, putting right the mistakes of the past.

I am normally apprehensive in supporting barn conversions as there have been a number of contrived conversions in the area I am however satisfied that this is not the case here. This is a genuinely redundant building which has served it's purpose and we now have the opportunity to drastically improve its appearance and enhance the area. Whilst it may not meet all the planning regulations I feel that a common sense approach is needed. One of the issues that the committee has to determine this morning is the design and external appearance of the building and I feel therefore that the committee has ample justification in granting this application which will undoubtedly have a huge beneficial effect for this area. This is Elswick's Lytham Green or St Anne's Ashton Gardens. If you are a Lytham or a St Anne's councillor think about what you would do if this barn was in either of these locations. The alternative to the proposal today is to allow this blot on the landscape to rust and rot for many more years in a location which for Elswick has considerable environmental and historical importance. I hope that you will support me and the parish council today in granting this application."