

## Planning Committee

Wednesday 4 September 2019

### Late Observations Schedule

#### Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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1	18/0723	
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Revised Conditions:

In accordance with the provisions of Regulation 2 (1) (a) of the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the agent was provided with a list of draft conditions for comment following the publication of the committee agenda papers. The agent has suggested that the requirements of recommended conditions 3 and 4 could be amalgamated into a single condition to deal with the means of access and associated off-site highway works collectively.

The agent's suggestion would result in the substitution of recommended condition 3 with the following text (a re-worded version of condition 4 which includes reference to construction details for both the proposed means of access and associated off-site highway works):

*3. No development shall take place until a scheme for the precise number, siting, layout, scale, design, construction specification and drainage (as applicable) of the following highway works shown on drawing no. 8551-0100-01 A has been submitted to and approved in writing by the Local Planning Authority.*

- a) *The provision of the new access to the west side of the B5261 and the re-location of an existing access to the east side of the B5261, the positions of which are shown on drawing no. 8551-0100-01 A, including details of how each access interfaces with the alignment of the B5261 (as altered by the development) and associated signing and carriageway marking details.*
- b) *The widening of the existing carriageway of the B5261.*
- c) *The installation of traffic signal heads and, where applicable, the provision of traffic islands to allow the siting of those signal heads.*
- d) *The provision of Toucan and Pegasus crossings.*
- e) *The provision of a 3 metre wide shared footway/cycleway on the east and west sides of the B5261 to the extent shown on drawing no. 8551-0100-01 A.*
- f) *The provision of tactile paving and dropped kerbs.*
- g) *The addition and/or repositioning of street lighting.*
- h) *The installation of road drainage gullies.*

*All the highway works described in a) – h) shall be constructed and made available for use in accordance with the duly approved scheme before any of the accesses described in a) are first brought into use.*

*Reason: To secure the delivery of appropriate supporting infrastructure that is required to ensure a suitable and safe means of access for all users, to secure the delivery of a comprehensive package of highway improvements that do not prevent or undermine the operation of existing land uses, and to achieve a satisfactory standard of engineering works in the interests of highway safety, to ensure the efficient disposal of surface water from the development, and because matters concerning the scheme's detailed design*

*have not been provided as part of the application, in accordance with the requirements of Fylde Local Plan to 2032 policies DLF1, GD7, CL2 and T4, and the National Planning Policy Framework.*

All other conditions would remain unaltered and follow sequentially.

The approach suggested by the agent does not fundamentally alter or remove the requirements of recommended conditions 3 and 4, it simply amalgamates them into a single condition. Accordingly, it is recommended that members resolve to grant planning permission subject to the amendments to conditions 3 and 4 of the committee report as described above.

- 5      19/0390      Revised Condition  
After further consideration of the scheme condition no. 3 has been amended to include a requirement to submit details of the bin storage facilities and now reads:
- Notwithstanding the details supplied on the approved plan listed in condition no. 2 and prior to first occupation of the development details of the type and location of secure and covered cycle store and bin storage facilities shall be submitted to the Local Planning Authority and agreed in writing. Thereafter the approved storage shall be installed and retained in its approved form.*
- Reason: In the interests of visual amenity (bin store) and social inclusion and to promote sustainable forms of transport (bike store), in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.*
- 7      19/0511      Revised Condition  
Officers have noted that there is an inconsistency on the submitted drawings over the length of the proposed garage. This has been corrected and so the plan reference in condition 2 is to be revised to approve drawing PL02 Rev C.