

Planning Committee Late Observations

31 August 2022

Appn No.	Location	Proposal
21/0748	BLACKBURNS FARM, RIBBY ROAD, RIBBY WITH WREA, PRESTON, PR4 2PA	1) CHANGE OF USE OF AGRICULTURAL LAND TO A MIXED USE OF AGRICULTURE, REMEMBRANCE WOOD AND WILDLIFE CENTRE WITH ASSOCIATED SUPPORTING DEVELOPMENT INCLUDING ACCESS TRACKS, NATURE TRAILS AND BIRD HIDES; 2) ERECTION OF A BUILDING TO PROVIDE WILDLIFE AND EDUCATION CENTRE WITH CAFÉ WITH ASSOCIATED CAR PARKING, REFUSE STORE AND OTHER SUPPORTING INFRASTRUCTURE AND LANDSCAPING 3) RETROSPECTIVE ERECTION OF POLYTUNNEL 4) RETROSPECTIVE ERECTION OF AGRICULTURAL BUILDING WITH MEZZANINE ELEMENT
Observations	<p><u>Additional Information from Applicant</u></p> <p>Following the publication of the agenda a representative of the applicant has provide the council with an email that promotes the biodiversity element of the application. It is understood that this has been sent to all members of the Planning Committee, but as it has also been submitted to officers it is summarised here, with comments provided below the summary:</p> <ul style="list-style-type: none"> • The email explains how the project aims to delivery biodiversity on the site and allow the site to become the first business in the borough to be granted 'Wildlife Trust Biodiversity Benchmark' • Reference is made to para 180 of NPPF which encourages support for development that is primarily aimed at supporting biodiversity • The applicant believes the site is ideally suited as a location for a Wildlife Education Centre • Reference is made to surveys undertaken and wildlife based activities that may be undertaken • The mental health benefits of being outside and access to green spaces is promoted • The planning issues raised by a proposed farm shop are recognised and the removal of this element is acknowledged with the space used for an additional education facility • It is stated that the building does not impact on the Area of Separation • The email contends that the Biodiversity Net Gain should be given significant weight in the planning balance. <p><u>Officer Views on Information</u></p> <p>The officer report recognises the benefits that enhancing the ecological habitats in an area brings and explains that whilst these elements of the scheme are only part of the overall application, they are recognised as being positive. The NPPF quote that is referred to is accurately quoted, with the assessment to make being whether the biodiversity aspects are the 'primary objective' of the application. The removal of the retail unit from the scheme does assist in that respect. Members are reminded that the starting point for the assessment of an application is the compliance with the policies of the development plan, with material considerations such as NPPF guidance following that.</p> <p><u>Response from Agent</u></p> <p>Following the publication of the agenda the agent has written to the case officer to make the following points:</p>	

	<ul style="list-style-type: none"> • They have confirmed that the farm shop element is withdrawn from the application • A revised plan is provided that replaces that use within the building with additional Wildlife Education space. The building remains the same size, design and layout in other respects, and the agent advises that they wish to retain the building at that size to support the Wildlife Education needs that the project is now to have • They confirm a desire to incorporate the agricultural building into the scheme given that the structure on site is not that which was subject to the prior approval application due to the difference in its appearance and location • They believe that elements of the outstanding matters listed in the recommendation are unnecessary or have already been provided • They request that a further report is presented to the 6 October meeting with a recommendation to grant planning permission for the development <p><u>Officer comments on Agent Response</u> In response to the points provided by the agent:</p> <ul style="list-style-type: none"> • The confirmation that the retail element has been removed from the scheme is helpful and the revised plans have been added to the file • The operational details of the wildlife element remain uncertain but are a matter that the recommendation on the application is designed to allow consideration of as they are clarified • The confirmation that the agricultural building is to be added to the scheme allows that unauthorised development to be assessed under this application. This will require further publicity to be undertaken to allow statutory undertakers and the local community to comment on the revision, and a further assessment of any matters it raises. • The request to return to the October meeting is unnecessary as the officer recommendation allows for the consideration of these matters without the need to further burden Committee if they are appropriately resolved. Given the range of outstanding issues that need to be addressed, it may not be possible to resolve these ahead of the October meeting. <p>The applicant's proposal to retain the facilities building in its originally submitted form, rather than reducing its size following the removal of the farm shop element, amends the planning balance and will require further consideration as one area of concern relates to the impact of a building of the size proposed on the area of separation. Officers do not propose any changes to the recommendation at this time as it provides an appropriate mechanism for the continued progression of this application to a decision by allowing on-going dialogue.</p>

22/0341	NORTH BEACH WINDSPORTS CENTRE CLIFTON DRIVE NORTH LYTHAM ST ANNES LANCASHIRE FY8 2PP	1) RECONFIGURATION AND CHANGE OF USE OF EXISTING WINDSPORTS CENTRE & CAFE BUILDING TO USE AS WINDSPORTS CENTRE, CAFE AND RANGER BASE. 2) SCHEDULE OF ASSOCIATED WORKS TO INCLUDE ALTERATIONS TO WINDOWS AND DOORS, INSTALLATION OF EXTRACT & INLET VENTILATION TO CAFE KITCHEN, REPLACEMENT OF EXISTING EXTERNAL DECK WITH NEW EXTENDED DECK, AND FORMATION OF ACCESS RAMP AND ACCESS FOOTPATH
Observations	<p><u>Additional Neighbour Representation</u> Following the publication of the agenda an additional neighbour representation has been received from a resident on Summerfields. They write to object to the proposed opening hours as they believe that they exceed those in an advertised tenancy agreement and that they will cause disturbance to residents around the site. These disturbances would be caused by late night use of the car park by visitors to the site and taxis, anti-social behaviour following alcohol consumption, and potential use of the dunes into the evenings.</p> <p><u>Officer response</u> The reasoning for the suggested hours of opening of the cafe are set out in the report and covers the points raised here. There is nothing to add to the report and the recommendation is unchanged.</p>	