

Development Management Committee

Wednesday 27 July 2016

Late Observations Schedule

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
2	15/0827	<p><u>Officer Correction</u></p> <p>The report makes reference (p43) to the latest council's housing supply position being 4.3 years at 31/3/2015. This reference is out of date as the latest figure is from 31/3/2016 when the figure was 4.8 years.</p> <p>As the figures are both below the 5 years referenced in para 47 of the NPPF then this does not make a difference to the remainder of the report or the recommendation reached.</p> <p>The error is repeated on P184 in respect of the appeal scheme.</p>
5	16/0200	<p><u>Additional Information</u></p> <p>Following consultation on the revised Environmental Impact Statement received in respect of this application, the following additional consultee responses have been received:</p> <ul style="list-style-type: none">• Natural England - The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.• LCC Highways - No highway objections to this application.• Environment Agency - No further comments to add to those previously provided <p><u>Officer Comments</u></p> <p>These do not affect the officer recommendation in the agenda report.</p>
6	16/0211	<p><u>Additional Information</u></p> <p>Following consultation on the revised Environmental Impact Statement received in respect of this application, the following additional consultee responses have been received:</p> <ul style="list-style-type: none">• LLFA - No further comments.• Natural England - The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

- GMEU (Ecology) - In our previous comment on the 14/4/16 we were happy for the detail of the landscaping to be conditioned. We note that this detail has now been provided prior to determination and have no objection to this detail being conditioned.
- Medlar with Wesham PC - : the Town Council have no further comment if the Environment Officers for Fylde BC have been assured that the revised plans are satisfactory and that suitable monitoring can take place.
- Environment Agency - No further comments to add to those previously provided

Representation Clarification

In addition to the above it should be noted that the final number of objection letters received via 'Animal Aid' totalled 4,300 - the issues raised in the letters are covered in the officer report.

Officer Comments

These do not affect the officer recommendation in the agenda report

- 8 16/0273 Applicant Clarification
 Officers have been in further contact with the applicant's agent regarding the levels of odour indicated in Odour Assessment. This identified that the level of odour would be marginally over the Environment Agency benchmark by 0.35 European Odour Units, and they explain that the Environment Agency benchmark is a guideline figure and is essentially set at detection levels rather than nuisance levels. Statutory Nuisance is not defined and whilst this exceeds the EA benchmark, it is well below what would be regarded as statutory nuisance.

Officer Comments

This has been explored further with the council's Environmental Protection team who agree that a 0.35 difference would not be a detectable increase. In terms of the IPPC permit, the applicant is required to operate in accordance with the odour management plan. Monitoring of the facility will be carried out by the EA, and if any problems are identified then further mitigation measures would be required by them as the enforcing body for the Permit. The EHO accepts that a difference of 0.35 is extremely unlikely to cause any issues. The new units are proposed to be constructed from Best Available Techniques, and therefore, are fully compliant with modern standards.

- 9 16/0320 Applicant information
 The applicant has submitted further landscaping details, shown on a plan titled Proposed Landscaping Scheme; Drawing Number 16/009/LAN01

Officer comments

The applicant has submitted further landscaping details to meet the requirements set out in the outline application. The only tree and hedgerow removal is to the front of the site to create the access point, which involves the loss of 6 trees and a 6m stretch of hedgerow. The plan includes a 9 metre length

of new native mixed hedge to mitigate for the trees and 6m of hedgerow lost to the creation of the access. A small gap in the hedge to the southern boundary would also be filled with new native mixed hedge. The proposal does not include any replacement trees due to the limited available space around the boundaries of the site, where the existing trees, hedgerows and planting would be retained and maintained. The proposed details are considered acceptable, and it is recommended that condition 2 is updated to incorporate the landscaping plan.

Condition 3 (General Materials) has also been updated to require details of the external materials to be submitted and approved prior to the commencement of any above ground works to give greater security over delivering an acceptable appearance to the dwelling.