

Planning Committee

Wednesday 6 December 2017

Late Observations Schedule

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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1	17/0347	<p><u>Consultee Update</u></p> <p>Representations have been received from Natural England who confirm that they have no objection to the development, with their comments being:</p> <p><i>“We are satisfied with the information supplied, and note that future storage of any farm machinery (once the current storage area is built on) is going to be within the areas outlined in green on the attached plan, this is unlikely to have any impacts as the yard and buildings are existing therefore limiting disturbance and/or displacement of SPA birds using the wider farmland. Regarding lighting, the attached documents show there is to be limited additional lighting but we would advise that this should be placed/directed so that it does not cause light spill on to the surrounding fields to limit disturbance to birds.”</i></p>
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Officer Comments

This addresses one of the areas that are to be considered by officers under the delegated powers that are requested. The drainage comments remains outstanding and so it is appropriate that the overall recommendation remains as proposed in the agenda papers to allow those to be received and considered, but with the reference to NE comments omitted.

2	17/0572	<p><u>Officer Clarification</u></p> <p>The officer report states that the development is not within Schedule I or Schedule II of the Environmental Impact Regulations. Whilst that is correct, the scale of this site when taken together with the adjacent Little Orchard Caravan Site is one that exceeds the 1 hectare threshold in section 12 c of Schedule II of those regulations. This means that the council must 'screen' the development to establish if an Environmental Impact Assessment is required.</p>
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That screening has been undertaken and it is resolved that neither this development, nor that currently under consideration to expand the adjacent Little Orchard site, raise issues that require assessment through the preparation of an Environmental Impact Assessment. The Committee can therefore determine the application.

Revised Recommendation

Since the publication of the Committee agenda officers have realised that there is a proposal on the adjacent Little Orchard Caravan Site for an extension of that site that should also be presented to Committee for a decision due to the proximity of the sites and the similarities of the issues in that they both relate to tourism related development. Officers feel that it would be beneficial for members to consider these applications at the same meeting to allow each to be determined in the context of the other, and so to provide as fair a decision as possible to both applicants. This has been discussed with the applicants of the respective schemes, who are agreeable to the decisions being made together at the 10 January 2018 Committee meeting.

Accordingly officers recommend that the decision on this application be deferred from

consideration at this meeting and re-presented to the following meeting.

3 17/0738 Councillor Representation

Comments have been received from Cllr Fradley who is a ward councillor for the site. He is unable to attend the Committee meeting, but refers to comments submitted by a resident that express objection to the development on the basis of the scale and design of the building, the level of parking that is provided and the proposal to access the site via Wharf Street. The resident's comments are incorporated into the agenda papers, with Cllr Fradley's comments being:

"With respect to the above development I have previously written to Mr Stell with regards to serious concerns regarding access via Wharf St, and the number of parking slots compared to the number of flats. Mrs McCormick makes some very valid points with regards to ratio of flats to area to be developed and the design being in keeping with the surrounding properties.

Could you please ensure that all the concerns raised about: access, parking and design are investigated and are compliant with FBC policy? We have a responsibility to the local residents to ensure that their concerns are given due consideration and to also ensure that this development is fully compliant with our own regulations. We have a marvellous opportunity to develop a major project in the heart of a residential area and we need to ensure that it is done right!"

Officer Comments

The points raised by the resident and Cllr Fradley are addressed in the officer report and no additional commentary is needed.

7 17/0858 Parish Council Clarification

Since the publication of the agenda the Parish Council have send additional comments which are included below. These are not directly related to the application, but express a view that officers could have accommodated their objections in securing revised plans to avoid the need for the application to be presented to Committee.

"The Parish Council of Treales Roseacre and Wharles would like to rise its concerns about the approach that has been taken regarding these applications. The response by the parish council as a statutory consultee, stated that it would be happy to consider revising its objection to these applications if it were to receive a suitable proposal to screen out emitted lighting and a landscaping and planting scheme to break up the mass of the development.

Unfortunately the officers did not get back to the parish council after discussions with the applicant and therefore the application is before the DMC.

But it is observed that the recommendation by FBC staff required conditions addressing both landscaping and light pollution as per the issues raised by the parish council.

Had the officers worked with the parish council and indicated their agreement to resolve these matters, then this application could have been dealt with under the delegated powers granted by DMC to FBC officers. This would have avoided the burden of time and resources of the DMC members to read, review, debate and decide this matter.

As a parish council with local knowledge and experience of the sustainability of a development, we are very anxious to encourage a more positive approach in the future and work with officers so that when matters are referred to the DMC it is only because staff have not been able to achieve the agreement of the parish council.

Such an approach would be very welcomed by the parish council and entirely in line with

all the efforts made to develop the Parish Charter to provide an efficient and effective governance framework for the benefit of the residents of the Fylde.”

Officer Response

A direct reply has been sent to the Parish Council on this to more fully explain the justification for the application being presented to Committee. In summary this is due to their request for that consideration and that officers did not believe that the inclusion of a planning condition to secure future agreement over lighting and landscaping would address that objection. Their recent representation does not comment on the merits of the application and so do not alter the officer recommendation.