

Development Management Committee - Wednesday 09 September 2015

Late Observations Schedule

Item App No Observations

4 15/0337 Observations:

Two additional letters have been received in support of the application following the publication of the agenda. The points made in the letters are summarised as follows:

- The solar farm will power 1,352 homes with clean locally produced energy, thus reducing the Borough's carbon footprint.
- New tree and hedgerow planting will enrich habitats and will provide shelter and foraging for wildlife.
- The scheme would deliver biodiversity enhancements through the provision of 6 bird boxes and 4 bat boxes and log piles will encourage insects and provide shelter for small mammals, reptiles and amphibians.
- Continued reliance on fossil fuels for energy will pollute the planet. Renewable energy is a sustainable source of energy for the future.

Officer Recommendation:

That the additional public representations be noted by members of the Committee for information.

5 15/0342 Revised Plan

The applicant has provided a revised rear elevation drawing to include the Juliet balcony to the ensuite opening and to include a note that refers to its construction as part of the development.

Amended Conditions

The revised plan provides the necessary details of the balcony requested by condition 5 and so that condition is to be amended to remove the requirement for the details to be provided, but to retain the requirement to implement them. The amended condition wording should be as follows:

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 there shall be no access to the flat roof rear extension hereby approved, with the Juliet balcony indicated on the rear elevation drawing approved under condition 2 of this planning permission implemented during the construction of the extended dormer maintained in accordance with the approved details thereafter to prevent that access. The flat roofed area shall not be accessed (except for the purposes of maintenance of the property) or used as a sitting out area.

Reason: In order to prevent the use of the area as a sitting out area that would result in a loss of privacy to neighbouring occupiers in accordance with Policy HL5 of the Fylde Borough Local Plan.