

Development Management Committee

Wednesday 8 July 2015

Late Observations Schedule

<u>Item</u>	<u>App No</u>	<u>Comments</u>
4	15/0310	<u>Consultee Comments</u>

Late representations have been received from Blackpool Airport. The comments request that the following conditions are attached to any permission granted:

1. At least 30 days before commencement of the development, the developer must contact Aerodrome Safeguarding, Squires Gate Airport Operations Ltd, Squires Gate Lane, Blackpool, FY4 2QY (or by email to safeguarding@blackpoolairport.com) if any equipment to be used during construction will exceed a maximum height of 10 metres above ground level (e.g. tower cranes, piling rigs). Notification of the equipment shall be made in writing and include:
 - its position (OSBG grid coordinates to 6 figures each of Eastings and Northings);
 - height above ordnance datum;
 - anticipated dates on site;
 - emergency contact numbers for the crane operator and site manager
2. Landscaping must be planned and executed in such a way as to ensure that there will be no detrimental increase in bird activity in the vicinity of of Blackpool Aerodrome. In this matter we require the developer to liaise with us (contact via the above mentioned details to ensure compliance with this condition before landscaping works are undertaken.

Providing that the above conditions are attached to any permission, Blackpool Airport will have no objection to the application on aerodrome safeguarding grounds.

Officer Recommendations:

It is recommended that planning permission is granted subject to the addition of the following condition (no. 14) and informative note:

CONDITION:

14. If any equipment to be used in the construction of the development (e.g. tower cranes, piling rigs etc.) will exceed 10 metres in height (above ground level) then a scheme for the siting and operation of the equipment shall be submitted to and approved in writing by the Local Planning Authority prior its use on site. Such a scheme shall include the following details:

- (i) *The positioning of the equipment on the site (including OSBG grid coordinates to 6 figures each of Eastings and Northings).*

- (ii) *The equipment's height above ordnance datum.*
- (iii) *The dates that the equipment will be located on site.*
- (iv) *Emergency contact numbers for the equipment operator and site manager.*

The development shall thereafter be implemented in full accordance with the details in the duly approved scheme.

Reason: In order to ensure that the development does not pose any unacceptable risk to Blackpool Airport in respect of aerodrome safeguarding in accordance with the requirements of Fylde Borough Local Plan policy TR14 and the National Planning Policy Framework.

INFORMATIVE:

With respect to the requirements of condition 14 of this permission, the applicant is advised to contact Aerodrome Safeguarding, Squires Gate Airport Operations Ltd, Squires Gate Lane, Blackpool, FY4 2QY (or by email to safeguarding@blackpoolairport.com) at least 30 days before the commencement of development to discuss the scope of any scheme to be implemented under this condition. Any lifting equipment must be operated in accordance with BS 7121. Further advice can be found in Civil Aviation Authority Advice Note 4 'Cranes & Other Construction Issues'.

Recommended condition no. 6 already deals with landscaping. Therefore, no additions or revisions are required in respect of the second condition requested by Blackpool Airport.

5 15/0334 Neighbour comments

A neighbour letter was received during the consultation period for the application, but was mis-filed to the original application not the current one. As such the case officer was not aware of it when preparing the report so it is reported here. This is from the occupiers at 'Manor House' which comments on several issues that are summarised as follows:

- The property on Plot 9 will allow direct uninterrupted views of rear windows and doors to habitable rooms
- The property on Plot 9 will allow direct uninterrupted views of garden and patio areas
- Guidance states that windows at first floor habitable rooms overlook garden areas should be a minimum of 10.5 metres from the boundaries they face - plot 9 is 4.8 m from boundary fence
- The property will be an overbearing and dominant structure at the end of our garden
- The property is not in keeping with character of the locality in terms of scale, space around buildings
- The repositioning of the property will further reduce the restricted area available for vehicle movements/parking
- The red line on the submitted plan crosses the boundary of neighbouring

properties in several locations and so conflicts with the declaration of ownership certificate submitted.

- Ill conceived design to layout of plot 9
- Concerns of noise and light pollution
- Dormer should be moved to reduce impact on privacy and amenity
- Lack of considerate practice by construction company work commences on site just after 7 am
- Site not clean and tidy
- Commercial vehicles obstructed road
- As the neighbouring property has been in existence since 1900 the development on this site should respect it better

The neighbour comments also make reference to the council's adopted SPD on house extensions "Extending your home supplementary planning document" with regard to this development.

Officer comments

- The separation of the front elevation of Plot 9 to rear elevation of 'Manor House' varies between 28.7 metres to 29.3 metres to the rear of the left and right hand corners of this property, respectively. This separation exceeds the generally acceptable spacing guidelines of 21 metres for two storey properties principle rooms to principle rooms, this spacing should be increased where the property is three storey. Plot 9 is effectively 3 storeys however the separation distances comply with general principles for spacing distances.
- The repositioning of Plot 9 has resulted in the garage moving away from the boundary with Manor House, in terms of the dwelling being nearer to the boundary. This is imperceptible from that approved.
- Plot 9 is now between 6 and 8 metres from boundary
- The design of the dwelling is as approved in application no. 14/0253 and it would not be appropriate to consider it at this stage where the variation of plot layout is the only matter that varies from the approved scheme
- Availability for parking for three vehicles remains with sufficient space to manoeuvre within the plot and turning areas provided.
- Red line boundaries are identical to that submitted under 14/0253
- Issues of dust noise/untidy site fall under the Environmental Protection team and Health and Safety. EPT have advised that complaints were received about the untidiness of the site prior to development commencing, no complaints have been logged since the start of construction works.
- The neighbour refers to design guidance in the house extensions SPD which, whilst not directly applicable to new development such as this, provides a useful guide. The general spacing guidelines, loss of privacy and amenity for neighbours has been fully considered under the original application 14/0253, with the relocation of Plot 9 not significantly altering the amenity of any neighbours from that approved.
- The officer recommendation for approval on the agenda remains appropriate.