

Planning Committee

Wednesday 19 May 2021

Late Observations Schedule

Agenda Items

<u>Item</u>	<u>Comments</u>
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6	<u>Revised Recommendation</u>
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It is intended that the proposed Main Modifications will be considered by Committee prior to consultation. To ensure this is clear, it is proposed to change the second recommendation to read as follows:

2. Members request that Draft Main modifications which set out the changes directed by the Inspector are drafted for further consideration by the Planning Committee prior to being consulted up on, in order that the PRFLP32 can progress towards adoption.

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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1	20/0324	<u>Scope of Late Observations</u>
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The agenda report and conditions refer to the expected receipt of revised plans to deliver the scheme that is described. Those plans have now been received, have been added to the file, and have been shared with the Parish Council (who had advance notice that they were expected) to allow them to provide comments on that scheme to assist Committee.

Nature of Revisions

The plans provide a final package of drawings to pull together a series of working drawings that had been prepared in the weeks before completion of the officer report, and were part of the evolution of the scheme from its original submission to a point where officers were able to recommend that the submission be approved. The plans document the scheme described in the officer report and so do not make any changes that require further clarification.

Parish Council Comments

At their meeting on the 14 May 2021 the Parish Council resolved to support the application with the following matters addressed.

- This is a significant development in a sensitive, prominent position in a characteristically rural setting that is surrounded by open fields, woodland*

and former farmsteads in the countryside outside the former settlement boundary of Treales. In addition, this development was not initially supported by the parish council or the planning authority but was approved on Appeal. To protect the amenity of this countryside area in accord with the justification for policy GD4 we would therefore like to request the following changes to the landscape plan that would enable the development to be better screened and to fit more sympathetically into its countryside setting:-

- A revised tree selection on the Southern, Eastern and Northern boundaries to enable a more natural environmentally sound mix of native species including those with more foliage in the winter period to allow screening tree cover throughout the year. We feel this would better support the Inspector's intent that this development should be screened and seek to avoid harm to the visual amenities of the area. "I understand that all of the trees could be retained as part of future development and so in glimpsed views across the fields the increase in built form would not be significant, it would be partly screened by trees" We ask that the FBC Tree Officer is asked to recommend the most appropriate native mix to achieve this.*
 - We would appreciate confirmation that the Tree Protection Orders for the protected trees at the location are revised and updated to record all existing and new replacement TPO trees to ensure their recognition and protection for their lifetime.*
- To provide highways safety for all for the site, a Condition is requested to be introduced that provides that access & egress for the site in forward gear can be ensured.*
- To provide for highway safety on the narrow Kirkham Road and to protect the visual amenity of the rural character of the area avoiding on street parking, a Condition is requested that ensures there are provided at least three compliant off street parking spaces per dwelling, in accord with the requirements specified by LCC Highways Authority.*

The Parish Council has welcomed the engagement with the Development Manager regarding this application and would hope that the above requests are supported by the Committee.

Officer Views on Parish Council Comments

The officer views on the Parish Council comments are as follow:

- Tree species** – The landscaping proposals have been discussed with the council's Tree Officer. He confirms that he provided feedback to the developer's landscape architect during the consideration of the application with regards to the tree species, and the submission incorporates those suggestions. In his view the species have been chosen to increase the diversity on the site, and to provide species that are more resistant to disease and pests whilst providing larger trees that will enhance the green corridor through the village as they mature over time. The officer view is to retain the proposed mix as shown on the submitted plans as any changes are likely to result in smaller specimens.

- **Tree protection** – The trees on site are already protected by TPO. There is a condition on the agenda report (Condition 3) that protects the trees when they are planted and as they become established. Following on from that there is the potential for the trees to be protected by a specific TPO either individually or as part of a future review of the TPOs in the area.
- **On-site turning** – This is provided on site with one of the plans confirming that the turning areas to each property demonstrate the ability to park the required number of vehicles and turn them without any need for reversing on or off the site. This is secured through part of condition 7 on the agenda papers.
- **On-site parking** – This is provided through the available space in the double garage to each property and the driveway areas to the front of them as above and is also secured by condition 7 and a new condition 9 relating to the parking areas within the garages.

Officer Recommendation

The officer recommendation remains for approval of the application as set out on the agenda papers, other than the plan references that are included in the list of approved plans (condition 1) and in a number of other conditions are amended to reflect the latest scheme.

The full list of conditions that are now suggested to Committee are as follows, with the bold text highlighting changes from those listed in the agenda papers.

1. This permission relates to the following plans:

- Location Plan - CFM Drawing PH/04701/001
- **Proposed Site Plan - CFM Drawing PH/04701/003 Rev E**
- **Boundary Treatment Plan - CFM Drawing PH/04701/004 Rev D**
- **Hard Landscaping Plan - CFM Drawing PH/04701/005 Rev D**
- **Access and Levels Plan - CFM Drawing PH/04701/006 Rev E**
- **Swept Path Plotting - CFM Drawing PH/04701/021 Rev A**
- **Proposed Elevations Plot 1 - CFM Drawing PH/04701/010 Rev B**
- **Ground Floor Plan Plot 1 - CFM Drawing PH/04701/011 Rev B**
- **First Floor Plan Plot 1 - CFM Drawing PH/04701/012 Rev B**
- **Elevations Plot 2 - CFM Drawing PH/04701/013 Rev A**
- **Ground Floor Plan Plot 2 - CFM Drawing PH/04701/015 Rev A**
- **First Floor Plan Plot 2 - CFM Drawing PH/04701/016 Rev A**
- **Elevations Plot 3 - CFM Drawing PH/04701/014 Rev E**
- **Ground Floor Plan Plot 3 - CFM Drawing PH/04701/016 Rev C**
- **First Floor Plan Plot 1 - CFM Drawing PH/04701/017 Rev C**
- **Landscaping Proposals Plan - ReLandscape Plan 206.4.01 Version 6**
- **Planting Plan - ReLandscape Plan 206.4.02 Version 6**
- **Tree Protection Plan - CFM Drawing PH/04701/008 Rev E**
- **Tree Removal Plan - CFM Drawing PH/04701/022**
- **Tree Planting Plan - Bowland Plan BTC2145-TPP Rev A**

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance

with the policies contained within the Fylde Local Plan to 2032 and National Planning Policy Framework

2. Notwithstanding any description of materials in the application and the requirements of condition 1 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the dwellings and the hard surface areas within the site have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, **the soft landscaping scheme for the development shown on the Planting Plan by ReLandscape (ref: 206.4.02 V6)** as listed in condition 1 to this reserved matters approval shall be carried out during the first planting season that occurs after the dwelling on each associated plot is first occupied.

The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with a maintenance scheme which has been submitted to and approved in writing by the local planning authority before any of the dwellings are first occupied. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in order that the development assimilates sympathetically into its surroundings, to provide an appropriate landscape buffer with surrounding land uses, to enhance the character of the street scene and to provide appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

4. The development shall be carried out in strict accordance with the tree and hedgerow protection measures detailed in the **Arboricultural Impact Assessment Overview by Bowland Tree Consultancy dated March 2021. The tree protection fence of the design and routeing shown on the Tree Protection Plan (CFM Drawing PH/04701/008 Rev E) as listed in condition 1 of this permission** shall be erected prior to the commencement of any other works on site, and shall be retained in the location shown throughout the construction of the dwellings and any associated works hereby approved.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1.

5. With the exception of those specimens identified on **CFM Tree Removal Plan (Ref: PH/04701/022)** as listed in condition 1 of this approval, no other trees or hedges shall be pruned, topped or removed unless details of those works and, in the case of removal a scheme for the provision of appropriate replacement planting which includes details of the number, size, species, siting, planting distances/densities and the programme of planting for replacement hedges and trees, have first been submitted to and approved in writing by the local planning authority. Any replacement planting to be introduced pursuant to this condition shall be carried out in accordance with a timetable which has first been submitted to and approved in writing by the local planning authority and any

replacement trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To protect the existing trees and hedgerows on the site that are shown to be retained as part of the scheme and to ensure appropriate compensatory planting is introduced to offset any additional tree and hedge removal required as a result of the development in the interests of visual amenity, to safeguard the amenities of existing and future occupiers and to ensure appropriate protection for and/or replacement of valuable green infrastructure networks in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2.

6. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot shall be erected in accordance with the details (including their type, siting, height, design, materials and finish) shown on the boundary treatment plan listed in condition 1 of this reserved matters approval before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), where this plan confirms that the boundary treatment shall be formed with a hedge only then there shall be no other form of fixed boundary treatment installed or erected in that location.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve an acceptable appearance in the street scene in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. Prior to the first occupation of each of the dwellings hereby approved the access arrangements for that property as shown on the Access and Levels Plan listed in condition 1 of this reserved matters approval shall have been implemented in full accordance with that plan, in particular the development shall have made provision for:

- a) minimum visibility splays of 2.4 metres x 43 metres (measured along the centre line of the proposed new driveway from the continuation of the nearer edge of the existing carriageway of Kirkham Road in both directions
- b) that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site to be appropriately paved in tarmac, concrete, block paviours, or other approved materials.
- c) that part of the access to not exceed the widths shown on the Access and Levels Plan listed in condition 1 of this reserved matter approval
- d) any gates erected across the access to be positioned at least 5 metres behind the back edge of the footway and for the gates to open away from the highway.
- e) the dwelling to be provided with on-site parking and turning areas as shown on the approved Access and Levels Plan listed in condition 1 of this reserved matter approval

The site access and any associated gates shall be constructed in accordance with the duly approved details and made available for use before the dwelling on the respective plot is first occupied. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splay in a) shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 1 metre in height.

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

8. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the following fenestration shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the extensions hereby approved are first occupied:

- a) **The first floor windows on the east and west facing side elevation of plot 1 (excluding the side facing window to bed 2)**
- b) **The first-floor windows on the west facing side elevation of plot 3 (excluding the side facing window to bed 1)**

The duly installed obscured glazing shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between future occupiers of the approved dwellings and existing properties in order to ensure a high standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

9. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), all garages (whether integral or detached) associated with each dwelling hereby approved shall be retained for the parking of vehicles and shall not be converted to or used as additional living accommodation.

Reason: To ensure that appropriate provision is maintained for the parking of vehicles off the highway in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T5, and the National Planning Policy Framework.