

Development Management Committee

Wednesday 20 April 2016

Late Observations Schedule

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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4	15/0902	<u>Additional Comments from the Applicant</u>
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The applicant has provided their thoughts on the neighbour comments that have been received which are as follows:

- 1 Patient Numbers. The list size at Poplar House has reduced from approx. 12500 to 7900 due to the poor facilities at the surgery. About 90% of the list live in the immediate vicinity.
- 2 Of the number who have left a large proportion have already joined the 2 surgeries at Durham Ave.
- 3 From the original list the percentage of patients who used the surgery over a twelve month period was 58% and a large number of the regular users have already moved.
- 4 The number of patients who can be seen by the staff at Poplar House is a maximum 24 per hour.
- 5 Car park capacity at Durham Ave is rarely fully utilised and the amount of on street parking is no more than would be expected in any residential area. This is documented by both LCC and photographs
- 6 The increase in building size is approx. 8% and 6% further car parking spaces are being provided and better access to some unused spaces created by removing the bollards

Officer Response

No further comments are required.

8	16/0087	<u>Additional Neighbour Observations:</u>
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Since the preparation of the committee report, one additional letter has been received in objection to the application. The points raised in this letter are summarised as follows:

- The proposal is for a development which, as a result of recent other roadside residential planning approvals, will cumulatively create a ribbon of roadside development outside the Settlement Boundary of Treales Village in a designated countryside area. This will adversely impact the amenity of the area and the intrinsic value of the rural character of this countryside location.
- This stretch of roadside woodland and hedged land creates a strategic rural break in what will otherwise cumulatively become ribbon urbanised development.
- The development will make no material difference to addressing the overall shortfall in the Borough's housing land supply and will make no contribution

- towards the provision of affordable housing in the village.
- The development will not support the sustainability of Treales or Kirkham. Instead, it would introduce additional traffic movements because employment land has been removed from the village to allow additional residential development in the village and there is no public transport to provide access to shops.
 - The development proposes additional residential road access and the consequential removal of hedging and woodland. The heritage characteristic of the Treales rural area is one of roadside woodland and hedged fields interspersed with family farmsteads. This cumulative development is not a form supported by the NPPF core principles para 17 or FBLP policy SP2. It materially adversely impacts the intrinsic character and beauty of the countryside and does not support thriving rural communities. The significance of the cumulative harm this development creates is not outweighed by other factors, and approval would prompt a decision in conflict with FBC and NPPF policies.
 - The Development Committee should make an accompanied visit to the area and site to see the negative cumulative impact that will be created.

Officer recommendations:

That members note the points raised in the additional letter of objection. It is considered that all the issues raised are addressed in the committee report.

9 16/0093 Revised Officer Recommendation

The nature of the business at this site is composting which may be regarded as waste processing or as an industrial process. If the processing is considered to be waste processing, then Lancashire County Council would be the proper planning authority to determine this application.

Officers are investigating this matter further, and so request that the recommendation be revised to delegate the authority to grant planning permission to officers so that they can issue this decision in the event that the application should be determined by Fylde Council.

If it is concluded that Lancashire County Council should determine the application then this council could not make a decision on the application and so it would be withdrawn.