

Planning Committee

Wednesday 27 June 2018

Late Observations Schedule

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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4	18/0200	<u>Further Neighbour Representations</u>
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Since the publication of the agenda papers a number of emails have been received from 2 neighbours to the site. It is noted that the majority of these have been circulated to Committee, and so the comments and questions that have been received are summarised briefly here:

- Have sought clarification over why the roof area is accessible from double patio style doors
- Have sought clarification over what maintenance is required
- Have sought clarification over the potential for alternative access arrangements to be available
- Have sought clarification over whether the roof is load bearing
- Have queried how compliance with condition 9 relating to the use of the roof will be monitored and enforced if necessary
- Request that condition 9 be revised to prevent any future applications being made to allow its use for domestic purposes
- Have queried the process for the submission and assessment of details required by conditions
- Requested that conditions be re-worded to require additional landscaping to be undertaken to sensitive boundary locations
- Highlight that the decision on this application will have long-standing implications for the occupiers of their properties (to the rear) and so needs to be considered more carefully than they believe is the case
- Express the view that the council will need to commit time and resources in future years relating to the use of the roof terrace
- Highlight development would be in breach of covenants, and query why taller than neighbours
- Complain that the planning officers have not supported the views of the residents around the site, but have met regularly with the applicant's agent

A further lengthy representation was received Wednesday morning and has been circulated to Committee members. This also covers the matters previously raised and summarised above.

Officer Comments on Representations

Responses have been provided to the neighbours directly on these points, but the key elements are:

- Officers have dealt with application fairly and undertook appropriate

- reconsultations and been available for assisting all interested parties
- Officers have considered use of the roof and imposed condition to ensure it is not used domestically due to concerns over privacy loss to neighbours
- Officers are satisfied that the condition which is suggested for the roof use, and the others are appropriate to ensure that the development will be implemented and operated in accordance with the relevant planning policies.
- Confirmed that the use of a double door width access to the roof is not a matter that is of direct relevance to the assessment of the application as the condition provides an appropriate mechanism to control its use irrespective of design of property
- Explained process regarding submission and determination of applications to discharge condition details
- Confirmed that matters such as the structural construction of the property, the access arrangements for maintenance, and the potential health and safety issues of that access are not planning consideration.

Revision to Recommendation

Since the publication of the agenda papers there has also been a dialogue between officers and the applicant's agent regarding the suggested conditions. These are in two areas and are brought about as the applicant is hoping to commence work on the development promptly with the demolition of the existing property.

Firstly, he has provided a 'Construction Management Plan'. Officers are satisfied that this provides the information which is required by suggested condition 13 on the agenda papers and will allow these works to be undertaken with the minimal impact on neighbouring dwellings and highway safety. It is therefore suggested that the wording of condition 13 be revised to ensure that the submitted Plan is implemented in the demolition and subsequent construction works.

Secondly, officers accept that the wording of a number of suggested planning conditions be revised from the existing trigger which is 'Prior to development activity commencing' to "Prior to the commencement of any above ground development'. This would apply to conditions 3, 6, 7 & 8 and will allow the demolition works to be undertaken promptly, but require that the details referred to in these conditions are submitted and agreed prior to the construction of the dwelling.

These changes make no impact to the enforceability of these conditions and will allow the demolition only of the property to be undertaken whilst the details covered by the other conditions, such as materials, landscaping, drainage, etc., are submitted for consideration and approval prior to construction of the dwelling. Accordingly officers support the variation of these conditions.

5 18/0203 Further Representation

An additional representation has been received from the owners of the Wyre Chalet Park. This refers to the amenity issues that the residents of that site

suffer from the increased ground level of the pitches that are located close to the site boundary, and also to concerns over drainage issues that are said to have been caused as a consequence of this change in levels and which have not been addressed by the drains which the applicant advises he has laid.

Officer Comments on Representations

These matters are covered in the officer report on the agenda papers.

Revised Recommendation

The plans under consideration explain that a network of surface water drainage has been laid to handle surface water run-off from the site as a consequence of the altered ground levels, and that this is directed to the existing drainage connections that serve the site and so outfalls to the foul sewer in Pool Foot Lane.

Officers have been alerted that this sewer was recently installed with an understanding given that it could not accept any surface water drainage. To gain clarity on this matter a consultation email has been sent to United Utilities, and their reply is awaited.

Officer request that the recommendation is revised to delegate the decision on the application to the Head of Planning and Housing on receipt and consideration of the views of United Utilities on the ability of this public sewer to take the surface water drainage from the site.

6 18/0215 Further Neighbour Representation

Following the publication of the report further lengthy correspondence has been received from the local resident whose initial comments are addressed comprehensively in the officer report on the agenda papers.

Whilst this raises issues that are covered in their earlier representation, and so addressed in the officer report, officers have not had the opportunity to consider them fully.

Revised Recommendation

To allow the comments to be fully considered officers request that the recommendation to Committee be revised to delegate the authority to determine the application to the Head of Planning and Housing following the consideration of this representation. In the event that consideration of this representation results in a significant change to the recommendation, the application would be referred back to this committee for further consideration.