

## Planning Committee

Wednesday 01 September 2021

### Late Observations Schedule

#### Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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1	20/0953	<u>Recommendation Details</u>
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At the time that the officer report was provided the council did not have any details of the manure storage arrangements. A revised plan has now been provided which indicates the location and design of that facility, which is acceptable to officers. It is proposed that condition 2 is revised to update the plan reference to that with these details.

The submission does not provide any clarification over the operational details for this to ensure that it retains an appropriate capacity or for how it is to be covered to prevent rainwater leaching through the manure. As such condition 6 on the agenda papers is to be revised to remove the requirement to submit the details of its design, but retain the requirement to provide and implement the operational arrangements .

The suggested revised wording is as follows:

*The stables hereby approved shall not be brought into use until the manure store shown on the approved site plan has been constructed to the size, location and materials shown on that plan, and until a scheme with the details for its covering arrangements along with the arrangements in place to ensure that it retains an appropriate capacity for the level of equestrian use hereby approved. The manure store shall thereafter be operated in accordance with the duly approved scheme before the stables are first brought into use.*

*Reason: In order that appropriate facilities are provided for the storage and removal of waste at the site in the interests of the amenity of surrounding occupiers and to ensure a sympathetic appearance for the manure store which is compatible with the character of the site and its surroundings in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.*

2	21/0480	<u>Consultee Comment – LCC Highways</u>
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Following the publication of the agenda the local highway authority (Lancashire CC) were asked to clarify that their comments relating to the need for wider roads, extended turning heads and additional parking spaces were directly relevant to a proposal for holiday static site rather than for a residential site. In response they have provided revised comments which are summarised as follows:

- They reiterate their original position that they do not raise objection to the application on highway grounds
- They repeat the comment that the site access is a public footpath and that the Rights of Way team at LCC have been made aware of the application and will comment if necessary. (Note: No comments were received in response to the initial notification to the PROW team)
- They revise their position regarding the access road stating: *The access road is not to the widths requested for adoptable standards but are adequate for this small caravan park where vehicle speeds are low and pedestrians are expected to be in the access road.*
- The parking levels for each unit can be reduced to one space with a communal visitor parking area at the site entrance

#### Officer Response – LCC Highways

The revised comments are helpful in that they provide clarification of the highway views over the actual scheme, and confirm that they do not object to it. They also seem to allow some scope for softening the layout of the units to a degree as the extent of hard surfacing needed within the site to meet with their requirements is reduced in comparison to that which would have been required to meet with the original comments.

#### Agent Discussion

Following the publication of the agenda the agent has contacted officers and expressed a willingness to work with the council to attempt to address the reasons that the application is now recommended for refusal. This would be through the presentation of a revised layout with a softer visual appearance and enhanced landscaping, and through the provision of additional clarification on matters that are referenced in the report as being areas where some detail was lacking, such as the protection to existing occupiers and the ecological mitigation measures.

#### Officer Response – Agent Discussion

The agent's comments are helpful as it seems that there is now some willingness to revise the layout to address officer concerns, and to provide additional information to clarify areas such as the agreement for existing residents to remain on site that were uncertain previously. Officers are mindful of the guidance to local planning authorities in NPPF para 38 which obliges us to work proactively with applicants, and so a deferral of the application to allow these issues to be explored further, a revised scheme hopefully secured, and then the scheme represented to Committee would be helpful.