

Planning Committee

Wednesday, 2 February 2022

Late Observations Schedule

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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3	21/0935	<u>Revised Recommendation</u>
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The recommendation on the agenda papers proposes a series of conditions that require some technical details to be submitted to the council for consideration prior to the commencement of development. These 'pre-commencement' conditions require the submission of a formal application which is to be considered and then a decision issued.

Since the publication of the agenda the applicant's agent has confirmed that they would be able to present that information to the council in the next week or so. Their suggestion is that this could be considered as part of the information presented within this planning application, rather than through the submission of a further application. This is a less bureaucratic approach and, assuming the submitted information is acceptable, it would allow for this information to be built into the planning permission.

The result therefore is a planning permissions that retains the same level of control for the council but is more straightforward for the developer to implement. Given the relatively limited scope of the development involved here it is officer view that this approach would be appropriate. To facilitate that it is recommended to Committee that the decision on this application be revised to one which delegates the authority to grant planning permission to the Head of Planning so that this process can be followed and a 'cleaner' decision is issued in due course.

One area that this has been progressed already is with the submission of a Construction Management Plan. This is requested in condition 5 on the agenda papers, but an acceptable Plan has been presented and so officers suggest that this condition is reworded to simply require that the submitted Construction Management Plan is put into effect during the implementation of the planning permission. The revised condition 5 wording is therefore as follows:

The construction works involved in the development hereby approved shall be implemented in accordance with the Construction Management Plan as set out in agents email of 21 January 2022 and associated Live Nation Site Review drawing Revision A at all times.

Reason: To maintain the safe operation of the highway and to minimise the disruption to road users and neighbouring residents as a consequence of the works in accordance with policies GD7 and T5 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.