

Planning Committee

Wednesday 20 March 2019

Late Observations Schedule

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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2	18/0913	
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Revised Condition

Officers suggest that the wording of condition 5 be revised from that on the agenda papers to allow a limited range of other sports to be undertaken from within the building. These are initially to be bowls and badminton, with other possible on the written approval of officers in advance. The suggested wording of this condition as revised is follows with the bold text highlighting the changes:

*Notwithstanding the provisions 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 building hereby approved shall be used to provide an indoor tennis court to be used for playing or coaching tennis, **badminton and bowls** only, and for no other purpose (including any other use which falls within use class D2 of the same Order or any equivalent Order following the revocation and re-enactment thereof, with or without modification), **other than where the written agreement for an alternative use has previously be provided in writing by the local planning authority.***

Reason: To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to detract from the character of the area, attract additional vehicles to the area, or otherwise harm the amenities of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 Policy GD7.

4	19/0020	
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Representation from Lancashire Garden Trust

They are a statutory consultee on applications for development in registered parks and gardens such as Ashton Gardens. They raise objection to the proposal on the following grounds:

1. They consider that the 15 degree roof pitch is out of context within this historic setting, and suggest a roof pitch of 30 degrees would be characteristic of structures dating from the time of the design of this historic landscape.
2. They highlight the lack of detail of the treatment of the change of level which they interpret as being a blockwork retaining wall. This would be out of keeping with the sensitive early 20th century design of the site and suggest that improved details of this and the surfacing of this area are needed.

Officer Comments

With regards to the comments on the roof pitch it is accepted that the roof pitch is shallow and that a steeper pitch would be more characteristic of the era of the Park. However it is also the case that the pavilion building is modest in its scale and clearly temporary in its design and as such it will never appear as an original or permanent feature to the Park. The shallower pitch assists in reducing the height of the pavilion

and so allows clearer views across the Park to be gained from various vantage points.

With regards to the proposed hard surface materials, the Garden Trust raise a point that is accepted. The site plan that they refer to was presented part way through the consideration of the application and introduces this element of the scheme that was not previously clear. This does introduce additional details that require further consideration and discussion with the applicant to ensure the materials to be used are appropriate in the Registered Park and Garden. To allow this to take place officers propose a revised recommendation which is to delegate the decision to the Head of Planning and Housing so that a planning permission can be granted if and when he is satisfied that the implications of this aspect will preserve the character of Ashton Gardens.

5 19/0050 Additional Condition

Officers recommend that an additional condition be imposed to ensure that the existing hedge is restored to meet the sides of the proposed gate, and then maintained as a natural boundary to the land that the access serves. A suggested wording for this is:

That no later than the first planting season following the installation of the gate hereby approved a native species hedge shall be formed to both sides of the gate to ensure that there is a continuous hedge boundary between Roseacre Road and the land which is served by the field gate. This hedge shall be planted in accordance with a planting schedule that has previously been submitted to and approved in writing by the local planning authority, and shall be maintained at all times thereafter.

Reason: To provide a continuous and appropriately rural boundary to the site in the interests of highway safety and the rural character of the area as required by Policy GD4 and Policy GD7 of the Fylde Local Plan to 2032.

6 19/0057 Revised consultation response – United Utilities

Following correspondence with officers and the submission of revised plans a revised response has been received from United Utilities. They confirm that they have reviewed the submitted Drainage Strategy and confirm the proposals are acceptable in principle to United Utilities. They request the following condition be imposed:

The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Surface Water Drainage Design Drawing J00TBC 001, Rev A, Dated 06/03/2019. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

They then re-iterate their recommendation for a condition in relation to the management of the Suds.

Officer Response

The above condition should be added to the list of conditions in the agenda, with the management condition already included on the agenda papers.