

Planning Committee

Wednesday, 8 December 2021

Late Observations Schedule

All Items

As members will be aware the local planning policy basis for determining the planning applications on the agenda has changed. This is as a consequence of the formal adoption of the Fylde Local Plan to 2032 (incorporating Partial Review) at the Council meeting on 6 December 2021. The effect of this change is to revise the local planning policy basis for the decisions to the Partial Review version of the development plan rather than that quoted in the agenda papers which is the Fylde Local Plan to 2032 as adopted in October 2018.

The agenda items have been drafted with an awareness of this expected change in the development plan, and there are no specific implications arising from this change being formalised either to the recommendations or to the suggested conditions. However, the policy references in the reasons for the conditions on the agenda should all be revised to refer to the Fylde Local Plan to 2032 (incorporating Partial Review) to reflect the revision to the adopted development plan on 6 December 2021.

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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4	21/0794	<u>Report Clarification - Residential Amenity Section</u>
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It has come to light that the officer report contains an inaccuracy that is to be brought to Member's attention. This section of the Committee report refers to the closest separation distance to neighbours as being 58m to the dwelling, and 50m to front garden wall. Members should note that the distance to front garden wall has not been reported accurately, at the closest point the separation distance to the front garden wall is 46m.

This change is not considered to be material in the assessment of the application and officers do not consider that it has any bearing on the conclusions of the report on this matter.

Removal of Landscaping Condition from Recommendation

The present recommendation includes a landscaping condition (condition 4) that will ensure provision of a hedgerow about the perimeter of the courts. The reason for the condition is given as being to reduce the visual impact of the development and assimilate it into the Gardens more effectively.

The applicant has highlighted concerns over this condition on the basis that a hedgerow will:

- Reduce visibility of the tennis courts, creating a barrier that would act to deter observers, and as a consequence, potential customers to the facility.
- That it will impact on the access required for court maintenance
- That it will obstruct the electricity ducting required to power the external lighting

Whilst the aesthetic benefits of the hedge are important officers have concluded on balance that with the practical issues highlighted here, and the character of the site within Lowther Gardens it is accepted that the planting of a hedgerow in this location is not considered necessary to make the development acceptable. On this basis it is now the officer recommendation that this condition be omitted from the decision.