

Development Management Committee

Wednesday 04 November 2015

Late Observations Schedule

Agenda Items

<u>Item</u>	<u>Comments</u>
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| 6 | The Corporate Plan at the link within the agenda has been revised subsequently and so the latest version is attached as the final page of these Late Observations. |
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Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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| 1 | 15/0356 | <u>Consultation Query</u>
As the application is adjacent to M55 junction there is a statutory requirement for Highways England to be consulted. Since the agenda report was printed it has come to light that the initial notification was not received. Accordingly a further consultation has been sent but to enable them the time available under legislation to decide whether to comment on the application it is appropriate for the recommendation to be revised to delegate the decision to officers. |
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Revised Recommendation

That the authority to grant planning permission be delegated to the Head of Planning and Regeneration following the expiration of the statutory consultation period with Highways England and the consideration of any comments that are made by that consultee.

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| 4 | 15/0530 | <u>Additional Neighbour comments</u> |
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One further letter received from the Community Association for the Protection of Wrea Green. They state they note the revised layout and continue to object and state the following;

1. *"The land classification is still extensively 3a and so BMV land, which has been used for crops but would now, potentially, only be used for sheep grazing.*
2. *2.4m hedges will still restrict the view for walkers using the PRow, and remove the view to the north with hedge infill. To have hedges any lower will mean the SPF and deer fencing will be visible from a longer distance, which will occur with the 4m CCTV columns and buildings anyway. Overall this will make the site appear industrialised but within a rural area.*
3. *The remaining wildlife assessment (other than Great Crested Newts and over-wintering birds) does not appear to have been completed.*
4. *It is unclear how the asbestos from the demolished farm buildings owned by the Villa, currently as dumped pond infill on the site, will be handled.*
5. *The hours of operation of the site during construction and the noise issues*

for neighbours.

We also note that the inverters are placed close to the ponds (not previously known) and the constant buzzing could have an adverse effect on wildlife which uses these ponds.

We consider that the site at Newfold Farm is preferable from many aspects, although both sites are likely to cause traffic issues during the construction period over the 3 months indicated for each. Additionally we do not see the need for two SPF's within relatively close proximity."

Officer comments

It is considered that the report published covers the above issues.

5 15/0593 Additional Neighbour Comments

A further letter has been received which states:

"As a long standing visitor of The Little Orchard Camping Site on Back Lane, I have recently noticed a change in atmosphere due to the activities taking place next door on Jacksonville fishery. What once was a peaceful countryside get away is now being disturbed due to loud music and children running around in to the early hours of the morning. This is creating a "seafront" feel, which is not the reason we visit the area.

However I understand that we cannot stop the fishery providing their grounds for celebrations, I also feel that the health and safety of the situation needs to be considered. As at night there is little lighting in the woodland area, where young children are being left to play unsupervised, which as I am sure you will understand in very dangerous with the surrounding swamp land."

Officer comments

It is considered that the report published covers the above issues.

7 15/0654 Ward Councillor Comments

Following the publication of the agenda the ward councillor has commented as follows:

"Whilst there is wide acceptance of the need for children of different ages to be able to exercise safely there is also a valid concern regarding the weekend noise to the immediate neighbours of the playground. The residents along Elm Drive have virtually no sound protection from the children in the playground. School noise is, I suppose, part of village life but these immediate neighbours suffer noise more than any other village residents. I believe they are entitled to quiet weekends and use of the MUGA should be restricted to school hours and the after school club during the week only. If its use on Saturday mornings is included in the application I would ask that consideration be given to

dis-allowing this on both Saturdays and Sundays. I believe we all have the right to the peaceful enjoyment of our own homes and this way at least the immediate neighbours will get the whole of the 2 weekend days."

Officer Response

The councillor's request that the days of use be limited to weekdays only is a reasonable one given the proximity of the MUGA to neighbouring dwellings and the lack of established activity at the site outside of those days. As such it is proposed that condition 5 be revised to the following:

"That the MUGA facility hereby approved shall only be available for use between the hours of 0800 and 1800 Monday to Friday only and not at any time on Saturdays or Sundays.

To provide an appropriate level of control over the extent of the use of the facility to protect the amenity of adjacent residential properties."

Further Neighbour Comments

Two further letters of objection received raising the following points:

- Height of the MUGA fencing
- MUGA will be used outside of school hours
- Colours to be used for MUGA will be intrusive and garish
- Proposed planting will not provide adequate screening
- Use of MUGA outside school hours will lead to traffic problems on Elms Drive
- School has access to other facilities in the village

Officer Response

The above matters have been addressed in the agenda report and so no further comments are required.

Priorities & achievements...

VALUE FOR MONEY

Spending your money in the most efficient way to achieve excellent services we will:

- Increase income through new and existing means
- Deliver the accommodation project
- Continuously review services and assets
- Manage and invest effectively in the council's finances
- Maximise marketing opportunities
- Create a digital council

CLEAN & GREEN

Delivering the services that customers expect of an excellent council we will:

- Continue to deliver high standards of cleanliness
- Mitigate the impact of the loss of the LCC waste subsidy
- Deliver high quality parks and open spaces
- Ensure beaches and waters are clean and safe
- Build on the achievements of the In Bloom initiative

A VIBRANT ECONOMY

Working with all partners we will:

- Improve the transport infrastructure and traffic flow
- Support Enterprise Zones
- Improve car parking
- Enhance and improve our town and village centres
- Deliver the coastal defence project at Fairhaven and Church Scar with the Environment Agency
- Attract new businesses and develop existing ones

A GREAT PLACE TO LIVE

To make sure Fylde continues to be one of the most desirable places to live we will:

- Achieve adoption of the Local Plan
- Deliver housing that meets the need in all communities
- Ensure high standards of housing across all markets
- Approve development that enhances the community
- Implement enforcement action on unauthorised development
- Support and promote volunteers' efforts to improve their local community
- Involve local residents in the future of their community
- Deliver activities for all age groups
- Champion the quality and reputation of Fylde
- Recognise the significance of our heritage assets

A GREAT PLACE TO VISIT

Promoting Fylde as a great destination to visit, we will:

- Deliver and support quality events throughout the Fylde
- Maximise the natural assets of our coast and countryside by improving their facilities
- Offer an arts collection that is available to everyone
- Provide a positive first impression of Fylde
- Use technology effectively to make Fylde more accessible
- Encourage visitor feedback to improve our tourism offer

The actions we plan to take to deliver our priorities...

ACTIONS

Agree funding approach for the remaining phases of the accommodation project

Produce and implement an investment strategy

Further reduce the requirement for paper/print through the use of technology

Increase online service /information provision

Explore and initiate new income streams

ACTIONS

Actively enforce waste and cleansing legislation

Identify and target fly tipping hotspots to reduce their levels

Promote initiatives to reduce dog fouling

Focus resources on the reduction of seasonal litter

Maintain and increase Green Flag status for parks and open spaces

Strive to achieve Blue Flag status for the beaches

Work with partners to improve the quality of the bathing water

Review the waste service to deliver savings through changes

Improve signage in areas where dog controls are in place

ACTIONS

Assess the benefits of becoming a member of the Combined Authority

Engage effectively with the Local Enterprise Partnership

Progress the re-opening of the M55/ Moss Road link

Support the Fylde Coast highways and transport masterplan projects (junction 2)

Enforce car parking regulations and review car parking options

Develop the digital high street

Engage positively in the Duty to Co-operate on planning initiatives

Facilitate and support Town Centre Partnerships

Channel business rates funding opportunities to economic development

ACTIONS

Implement the timetable for the Local Plan delivery

Provide appropriate provision for Travellers

Take enforcement action on unauthorised encampments

Carry out resident surveys and act upon the findings

Review and improve bus shelter provision

Deliver the actions within the heritage strategy

Build on the success of the Residents' Car Parking Scheme

Review public information systems for residents

ACTIONS

Develop a policy on events including Club Days, festivals and concerts

Implement actions from the arts review

Improve information in tourist areas and about tourist areas including entrance signage and welcome points

Develop and promote rural tourism

Decide the most effective way to market Fylde, including the future of the holiday guide

Carry out visitor surveys and act upon the results

Review and develop social media and online information

Improve the Promenade and its attractions

Revisit the strategy for the development of Fairhaven Lake