

## Planning Committee

Wednesday 10 January 2018

### Late Observations Schedule

#### Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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1	17/0572	
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		<u>Additional Condition</u>
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An additional condition is proposed to prevent the operators of the site from taking advantage of the temporary use permitted development right that previously allowed them to host events on the site. This is in addition to the Operational Management Plan condition and so is a 'belt and braces' approach on this matter.

The wording of the additional condition is suggested as:

*Notwithstanding the provision of Article 3, Schedule 2, Part 4, Class B (temporary use of land) of the Town and Country Planning (General Permitted Development) (England) Order 2015 [or any Order revoking or re-enacting that Order], no part of the site shall be used for any temporary uses or events.*

*Reason: To safeguard the character and amenity of the locality.*

3	17/0764	
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		<u>Revised Site Plan</u>
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Drawing no. ML/TP/5605 REV. B has been submitted which indicates areas of additional landscaping on the site frontage.

Officer comments on Revised Plan

Officers believe that this plan is appropriate and provides effective mitigation for the loss of the hedgerow and provides a continuation of the tree cover in the area to assist in assimilation the development into the landscape.

Revised conditions

It is suggested that two conditions are revised as a consequence of the landscaping details being provided.

Condition no. 2 to be revised to incorporate the landscape drawing number.

Condition no. 5 to be revised to require the landscape planting shown on that plan to be implemented. A revised wording of this would therefore be:

*The replacement hedge and woodland planting as indicated on drawing no. ML/TP/5605 REV. B shall be provided at the time of the provision of the new access but in any event shall be undertaken no later than the next available planting season. Grass areas forming the sight lines from back of kerb to the new hedge line should be seeded with an appropriate wildflower-rich grass seed which is suitable for the areas beneath hedgerows, such as Emorsgate EH1 or similar. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.*

*Reason: To enhance the quality of the development in the interests of the amenities of the locality.*

4      17/0837      Additional Consultee Comment - FBC Licensing Team

"Subject to planning approval, the site operator shall make an application to amend the existing site licence conditions.

Furthermore, any change of use of the land as part of the development of the site to form the additional 12 touring pitches, the Model Standards 1983 for Touring Caravan Sites shall be followed.

Officer Comments

These comments are advisory for the applicant and do not alter the officer recommendation.

5      17/0856      Revised Plans Received

Since the report was written the applicant has revised the form of the rear facing dormer to propose a single rear dormer with mono-pitched roof instead of 3 dual-pitched roof dormers.

Officer Comments

Although the style of the dormer has changed there is no change to the assessed impact to the neighbouring properties nor any material change to the scale and appearance of the resulting building. Condition 1 is to be amended to reflect the revised plan reference.

8      17/0970      Parish Council Comments

Greenhalgh with Thistleton Parish Council's comments on the application were received by the Local Planning Authority on 03 January 2018. The parish council states that they support the application.