

## Planning Committee

Wednesday 15 March 2017

### Late Observations Schedule

#### Agenda Items

<u>Item</u>	<u>Comments</u>
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| 6 | This item is the List of Appeal Decided. The cover report advises in the Summary that no appeals were determined in the period 27/1/17 – 3/3/17. This is incorrect as there were 3 appeals determined in that period, and these are included in the following pages of that item. |
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#### Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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| 3 | 16/0645 | <u>Update on Five Year Housing Supply</u><br>In order to inform the Local Plan Examination in Public which commences on 28 March 2017, an interim calculation of the five year housing supply has been carried out. This indicates that as of 28 February 2017, the Council is able to demonstrate a 5.58 year supply of housing land using the Sedgefield method. This is an interim figure and would need to be updated to take account of any planning permissions that are granted or fall away due to them not being implemented between 1 and 31 March 2017 to provide the usual annual figure which will relate to the position at 31 March 2017. |
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The emerging Fylde Local Plan includes provision for the erection of 50 dwellings at Elswick, and this figure has been incorporated into the supply used to prepare this five year supply figure. It is considered, therefore, that the current proposal is in line with this policy objective, notwithstanding that this would exceed the 50 dwelling target for the village that is incorporated in the text of the Submission Version of the Fylde Local Plan to 2032.

Accordingly the officer recommendation that planning permission be granted remains unaltered.

#### Updated Consultation Response – LCC Education

LCC have confirmed that the development generates a need for 14 primary school places but there is existing capacity within schools and as such are not seeking a contributions towards primary school places.

They estimate that the site will generate 6 Secondary school places for which there is expected to be a shortfall and therefore they request the full contribution for these places which totals £121,821.54. They have requested that this contribution be allocated to St Bedes School in Lytham, and that this would not breach the 'pooling' restrictions on s106 contributions.

#### Officer Comment on Education Response

The provision of financial contributions to deliver improved education capacity is an accepted infrastructure contribution from residential development schemes that will increase the demand for school places in an area and is compliant with local and national policy and is calculated using a robust methodology. It is appropriate that it is incorporated into the recommendation as a clause to be delivered by the s106 agreement to be concluded before planning permission is granted.

#### Neighbour comments

One further letter of objection has been received and raises points that have been raised by others and so are addressed in the report.

6      16/0876      Additional Issue – control of lighting

A query has been raised with officers over whether there is a need to include a condition to require the lighting at the Petrol Filling Station to be dimmed during the extended opening hours in the interests of neighbouring residential amenity.

Officers have discussed this with the Environmental Protection Officer who has confirmed that their statutory nuisance powers allow them to control any nuisance implications of excessive lighting, and that he would expect to liaise with the operators of the petrol filling station should that be an issue. This would include a risk assessment to ensure that the lighting was sufficient to allow the site to operate safely, but could include controls over the level of illumination.

He has visited the site in the evening and expresses a view that a condition to control the lighting levels after 23.00 could not be justified as the lighting at the site is not excessively bright for neighbours' dwellings and that most light is originating from the road lights. Nevertheless he would expect to deal with any issues that arise under the legislation available to him rather than through planning conditions, and as such it is not necessary or appropriate to duplicate those controls in the determination of this application.

8      16/0969      The applicant withdrew this application on 8 March 2017, after the agenda was published.

9      16/0975      Consultee Comment - Parish Council

Since the Committee agenda was published Greenhalgh-with-Thistleton Parish Council have met to consider this application and made the following comments:

*"While in the amended application the sightline onto the road has been improved, by removing the existing hedge and replacing it with one further back from the road, the access on to Thistleton Road is still considered hazardous.*

*The access point is close to the junction between Thistleton Road and the B road*

*to Elswick and when travelling from Elswick the view to the left is obscured by tall trees and bushes and thus anyone accessing from Lane End Farm will not see any traffic from Elswick until they are around the corner.*

*Unfortunately, despite the signage opposite the exit from the B road showing all traffic, other than that going to Thistleton, should turn right towards the A585, the majority of drivers ignore that and turn left, and often having assumed anything from the right is going to turn left towards Elswick, they barely give way and so enter Thistleton Road relatively quickly. This increases the risk to traffic exiting Lane End Farm.*

*Please note that residents on the same side of Thistleton Road acknowledge the difficulties in accessing from their dwellings and yet their dwellings are further away from the junction.*

*In addition application 13/0521 which included the same access was refused due to the lack of sightline but also because there is no footpath on that side of Thistleton Road and this amended application does not include the addition of a footpath.*

*Currently access to Lane End Farm is at the rear from the B road however the introduction of planning application 16/1024 has an impact on application 16/0975.*

*A revision to application 16/1024 showed an extension to a garden for one of the dwellings and that blocks off the access to the gravelled parking area alongside Lane End Farm however the latest site plan also shows a gravelled road access that goes around the gardens for the dwellings to the gravelled parking area. In this case access to Lane End Farm can be maintained from the B road and there is no necessity to have the new access from Thistleton Road. Note that the gravelled road access is not shown on application 16/0975 for some unknown reason.*

*Therefore for the reasons of a lack of footway but particularly because the new access would create a hazardous situation to traffic both exiting Lane End Farm and that on Thistleton Road, Greenhalgh with Thistleton Parish Council still strongly request this amended application is refused."*

#### Officer Comments

The highway safety issues raised in this representation are covered in the report to some degree but the following are comments on the specific points raised:

- Safety of access point – The current proposal has been revised to reflect the comments of LCC Highways in terms of the visibility required, and whilst closer to the junction than others on that side it remains reasonably separated and is considered to be adequately separated given the 40mph speed limit at that point and clearly village nature of the road. It is also the case that the access is to serve just a single property so its use will remain limited.
- Lack of footpath – The provision of a footpath at this point is an inappropriate over-engineering of the junction that would serve little

benefit given the absence of footways elsewhere on that side of Thistleton Road and would compromise the character of the village conservation area.

- Other access available – Whilst there is another access available around the rear of the curtilage to the converted barns, this represents a more circuitous route to serve the property and detracts from the efficient operation of those dwellings to a degree that outweighs the impacts of this additional access to Thistleton Road.

As such it is officer advice that the recommendation remains as published on the agenda papers.