

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	12 SEPTEMBER 2018	5
<b>REPORT ON RESPONSES TO CONSULTATION: CANOPIES AND GLAZED EXTENSIONS</b>			

### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

### SUMMARY

Officers produced the draft document Canopies and Glazed Extensions on Commercial Forecourts – A Design Note for consideration at the June 2018 meeting of the Planning Committee following concern that there was a need for specific guidance in relation to this type of development, to assist in the determination of planning applications and to provide advice and information for applicants. Concerns had arisen from a number of proposals which were considered unsympathetic to the character and appearance of the areas in which they were proposed, particularly in Conservation Areas.

The draft document has been subject to a four-week period of consultation. The consultation produced 35 responses. The attached Report On Responses to the Consultation - Canopies And Glazed Extensions on Commercial Forecourts: A Design Note (Appendix 1) provides a summary of those responses. Officers have proposed consequential amendments to the draft document, for members' consideration. Also attached is a version of the document showing the proposed amendments. The document as amended is presented to members for consideration for adoption.

### RECOMMENDATIONS

1. That the recommendations in the attached Report On Responses to the Consultation - Canopies And Glazed Extensions on Commercial Forecourts: A Design Note (Appendix 1) be accepted.
2. That the document Canopies and Glazed Extensions on Commercial Forecourts: A Design Note as amended (Appendix 2) be adopted by the Council.

### SUMMARY OF PREVIOUS DECISIONS

A number of planning applications have been determined in the recent past which propose canopies or glazed extensions.

#### Planning Committee 13<sup>th</sup> June 2018 – Design Guidance – Canopies and Glazed Extensions:

Members RESOLVED that subject to the various bullet points listed on page 42 of the report being amended along the lines outlined at the meeting:

1. To approve the Document, Design Guidance: Canopies and Glazed extensions on commercial forecourts for the purpose of public consultation as attached at Appendix 1 of the report.
2. That in the interim and pending formal adoption of the Guidance, the principles contained within the document be applied in the consideration and determination of such forms of development.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services ( <b>Value for Money</b> )	
Delivering the services that customers expect of an excellent council ( <b>Clean and Green</b> )	
Working with all partners ( <b>Vibrant Economy</b> )	✓
To make sure Fylde continues to be one of the most desirable places to live ( <b>A Great Place to Live</b> )	✓
Promoting Fylde as a great destination to visit ( <b>A Great Place to Visit</b> )	✓

## REPORT

### Background

1. The Planning Committee has been asked over the recent period to consider proposals for a number of canopies and forward extensions on commercial premises with active frontages in town centre locations, typically, but not exclusively, to cafes and restaurants or other buildings proposed for change to those uses.
2. There have been concerns expressed about the acceptability of such proposals, where for instance they are proposed in or to an inappropriate location or building, where the form or detailing of the proposal is alien to the surroundings, or where inappropriate elements are introduced such as land level changes. Planning permission has therefore been refused for a number of proposals.
3. The Council is also presently faced with a small number of sites where a permission has been granted for an acceptable scheme, but a different form of development has actually been constructed, the latter being a form of development unacceptable to the Council. In these cases action is being undertaken to seek a remedy.
4. Faced with this situation, the Council has produced the document Canopies and Glazed Extensions on Commercial Forecourts – A Design Note. The document seeks to give guidance on acceptability in principle, design criteria and other (non-planning) matters that will need to be considered. The guidance will assist decision-makers, applicants and the general public in clarifying the type of development acceptable to the Council.
5. The draft document was presented to members on 13<sup>th</sup> June 2018 and approved for public consultation. The consultation took place between 5<sup>th</sup> July 2018 and 2<sup>nd</sup> August 2018. Local groups, businesses, Town Councils and other relevant bodies were consulted directly; in addition the general public was consulted by means of site notices, press notices, and posters.
6. There were 35 responses from individuals, groups, bodies and businesses to the consultation. The Report on Responses (Appendix 1) details the findings. There was broad support for the document and its objectives. Although many respondents did not acknowledge the document and may not have read it, most responses supported the controls that the Council is putting forward in the document.
7. The Report on Responses also provides responses to the issues raised, including some requests for the document to be amended. Officers propose a number of limited amendments to the draft document in the light of the consultation. These are explained in the Report on Responses and are also shown in Appendix 3, which is a version of the document showing changes to the original draft document that are now proposed. Members are asked to consider acceptance of the document as amended. A version of the amended document, with all changes fully incorporated (a clean version) for adoption if members accept recommendation 2, is attached as Appendix 2.

### Conclusion

8. This document should assist officers and Committee in their determination of any proposals for 'forward extensions' as well as offering guidance to would-be developers and their professional advisors.

IMPLICATIONS	
Finance	None
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	Adoption would contribute to the achievement of sustainable development through planning
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
None Specific		

#### Attached documents

Appendix 1: Report on Responses to the Consultation - Canopies And Glazed Extensions on Commercial Forecourts: A Design Note

Appendix 2: Canopies And Glazed Extensions on Commercial Forecourts: A Design Note

Appendix 3: Canopies And Glazed Extensions on Commercial Forecourts: A Design Note: version showing tracked changes from draft consultation version