

Planning Committee

Wednesday 06 November 2019

Late Observations Schedule

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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1	19/0642	Additional Neighbour Representations
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Following the publication of the agenda a further eight objections have been received.

The comments made in these predominantly repeat those outlined in the published agenda and are specifically related to the increase in traffic levels. The additional areas raised in addition to those already published and addressed by officers consist of the following:

- Only 58 spaces are provided for staff and visitors to a complex housing 205 residents plus staff and a day centre. This will lead to on street parking along Wildings Lane.
- Impact on demand on doctors and dentists' services.

Officer Comments to Additional Representations

The development of a 205 bed care home with 58 spaces has been considered by LCC Highways who have made no objections to the development, including to the number of parking spaces proposed. Whilst the Council is yet to adopt an SPD on parking standards, the standard within the Joint Lancashire Structure Plan (which LCC use for assessing the adequacy of parking in new developments) expect 1 parking space per 5 residents.

Therefore a 205 bed care home generates a need for 41 parking spaces, and so with 58 spaces the scheme exceeds these standards by 17 spaces. The standards also are reduced in areas of medium and high accessibility, and as LCC note there are bus stops within 350m on Heyhouses Lane and when Queensway is constructed within 100m. Therefore it is considered that the scheme provides more than sufficient parking spaces and that no reason for refusal on this issue could be justified.

With regard to impact on dentists and doctor services, whilst Policy INF2 of the Fylde Local Plan to 2032 allows for the Council to secure infrastructure improvements including health provision they can only be secured where they meet the 'CIL tests' in that they are proportionate, directly related to the development, and necessary to make the development acceptable. For officers to assess this there needs to be evidence that there is a need for a particular infrastructure improvement, and an agreed mechanism to calculate the level of the contribution.

Whilst the Fylde and Wyre Care Commissioning Group have been working on a document that can be adopted in order to secure CIL compliant contributions this has not been finalised. As this is not an adopted document the Council cannot use it in order to secure contributions to this infrastructure. As such it is not currently possible for the council to legally secure contributions towards health infrastructure from new developments.

As identified in the response from United Utilities (UU), there is a water main crossing the site which is subject to an easement. This was brought to the applicant's attention upon receipt of UU's comments, which coincided with the preparation of the committee report.

The applicant has since established the position of the water main and its easement. This runs in an east-west direction beneath part of the bund within which the proposed building is to be located. The applicant has subsequently provided an amended layout plan (Rev P7) showing the route of the water main and its easement, along with a suggested alternative location for the building to avoid any encroachment into this. The building is of the same size, but its orientation has changed to follow a more acute angle than that initially proposed. In addition, new landscaping cannot be planted within the easement.

Notwithstanding the proposal presented by the applicant on the Rev P7 plan, there are several potential options available to re-position the building in an alternative location that avoids the water main and its easement. While the building would remain within the same part of the site, it is considered that alternative locations which maximise the area of the retained bund and opportunities for landscaping should be explored between officers and the applicant prior to agreeing the revised location.

Officer recommendation:

The re-positioning and/or re-orientation of the building does not fundamentally alter the scheme's main planning merits, including those relating to the principle of development and the building's visual impact (given that it would remain in substantially the same location within the site). It is, however, considered that other options for the re-positioning the building should be explored with the applicant in order to find the most beneficial solution before planning permission is granted. Accordingly, it is recommended that the committee's resolution is amended to read as follows:

That authority be DELEGATED to the Head of Planning and Housing to GRANT planning permission subject to:

- 1. Officers and the applicant agreeing a suitable, alternative position and/or orientation for the building which avoids any encroachment into the area of the water main and its easement.*
- 2. Any re-wording of the suggested conditions and/or the imposition of additional conditions to account for any changes and amended plans required to deal with point 1 above*

Subsequent to the publication of the agenda the applicant has contacted officers with a request to revise the plans under consideration. The revised scheme does not affect the appearance of the building but the size of the extension has increased from 13m x 27.5m to 16.2m x 29.3m, with the link corridor also incorporating a new boiler room. Updated site plan and drainage plans have also been submitted to reflect these changes.

Officer comments on amendments

Whilst the revised plans materially increase the size of the building, it remains within the application site, provides the same level of accommodation, and retains the format of that accommodation. The increase in size does not have any impact on any of the issues discussed in the report and no neighbours are prejudiced by the revised plans. There are therefore no issues in accepting the revision.

To introduce this change in the scheme there is a need to update the plan references in condition 2 to the following;

This permission relates to the following plans:

*Location Plan - Drawing no. 100b
Existing Ground Floor – Drawing no. A100 REV P1
Existing First Floor – Drawing no. A101 REV P1
Existing Elevations – Drawing no. A102 REV P2
Proposed Ground Floor – Drawing no. A103 REV P2
Proposed First Floor – Drawing no. A104 REV P2
Proposed elevations – Drawing no. A105 REV P2
Existing Site Plan – Drawing no. A117 REV P1
Proposed Site Plan - Drawing no. A118 P2
Existing drainage layout – Drawing no. A119 REV P1
Proposed drainage layout – Drawing no. A120 REV P2*

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 and National Planning Policy Framework