

## Planning Committee - Wednesday 3 February 2021

### Late Observations Schedule

<u>Item</u>	<u>App No</u>	<u>Observations</u>
-------------	---------------	---------------------

1	20/0542	<u>Additional Representations</u>
---	---------	-----------------------------------

Correspondence has been received from 3 occupiers on the Riverside site who make the following comments about the report:

1. The reference to the access track leading to Pool Brow Caravan Park is incorrect as it links to Wyre Chalet Park
2. The static caravans that are on site are on gravel rather than concrete bases with this being the remnants of the chalets that they replace
3. Raise queries over the status of the existing residents of the site given the support for holiday use in Policy EC7 as is highlighted in the report
4. Highlight that the council has allowed a use to continue without planning permission for decades
5. Highlight that the road survey was undertaken during COVID travel restrictions so is not representative of actual movements
6. The trees around the site have not been maintained despite having TPO on them
7. The site owner is engaged in a campaign of bullying residents designed to encourage them to sell their chalets to him, and the council is doing nothing about it and so is effectively supporting it despite the residents being Council Tax payers

#### Officer Response to Representations

The points raised are either not relevant to the consideration of the current application or are addressed in the officer report. However, the following responses are provided and relate to the same numbers of the points made above:

1. The reference in the report is incorrect but this is descriptive only and so not relevant to the determination of the application
2. This is also a descriptive reference that is not relevant to the determination of the application.
3. The policy reference quoted is that which applies to the assessment of applications for 'Tourism Accommodation'. Any existing residential accommodation on the site is not under assessment in this application and will be lawful by virtue of the time it has been present.
4. This is clearly the case, but not relevant to the determination of an application to change the use.
5. This is the case, although there was no 'lockdown' in place on the survey dates of 29/30/31 October with 'lockdown2 commencing on 5 November. The survey data was provided for, and assessed by, Highways England who must have provided their comments with knowledge of the influences on travel movements.
6. There is no requirement to maintain trees that are subject to a TPO, just to secure consent from the council to undertake works to them.
7. The alleged behaviour of the site owner is not a consideration that is material to the determination of this planning application, although the council is supporting residents and investigating how to assist them using the appropriate legal channels.

3	20/0846	<u>Additional Representations</u>
---	---------	-----------------------------------

Letters have been received from 2 additional properties. These raise objection to the application on the basis that:

- the land is green belt
- the development will block views of countryside and across to Blackpool Tower

- the level of traffic through the village would be increased
- the Richard Dumbreck Trust was established for the benefit of the villagers and so the erection of dwellings for profit is not part of that
- the scheme should be a later part of a phased development of which they have yet to start on the earlier houses

#### Officer response to additional representation

The matters raised are either covered in the report, or are not relevant. The land is not green belt, but is an allocated development site in the Fylde Local Plan to 2032 without any controls over the phasing of that allocation being developed. The loss of a view and motivation of the applicant are not planning considerations.

#### Revised Plans

The officer report explains that a revised location plan and illustrative layout were expected to be received to clarify that the location of the development was restricted to the area of the Local Plan allocation, and to provide a more appropriate illustrative layout to reflect the scale and layout of development that is likely to be acceptable on the site at reserved matters stage when those issues are for consideration.

Revised plans have been received following the publication of the agenda.

The location plan does indicate the location of development within the allocation area and so it is appropriate to amend condition 4 to reference this plan.

The illustrative plan revises the possible development from 4 detached houses to 2 pairs of semidetached houses, with these located within the allocation area. However, these remain particularly large properties that do not appear to be well related to other residential dwellings in the conservation area, and are overly scaled for a location such as this which forms the fringe to a rural village. Given the outline nature of the application this plan is for illustrative purposes only and so has no weight in the decision on this application or any future reserved matters submission, but it is considered appropriate to bring this view to Committee's attention for clarity.

#### Amended Condition

In the light of the receipt of the revised location plan it is appropriate to amend the plan reference in condition 4 as follows, with the amended elements in bold text:

*4. This permission relates to the following plan:*

- *Location Plan - Lindsay F Oram Drawing 366-01 Rev A*

*Any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with the details shown on this approved plan insofar as it relates to the site area **(red edge)**, the area where the development will be situated **(hatched area)**, and that it shall not exceed the maximum number of dwellings applied for **(4 dwellings)**.*

*Reason: The application is granted in outline only in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.*