



## **Planning Committee Agenda**

**Wyre Borough Council**  
**Date of Publication: 27 June 2017**  
**Please ask for : Carole Leary**  
**Democratic Services Officer**  
**Tel: 01253 887444**

**Planning Committee meeting on Wednesday, 5 July 2017 at 2.00 pm  
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

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|-----------|---|----------------------|
| <b>6.</b> | <b>Item 01 - Fleetwood Pier</b>                 | <b>(Pages 1 - 2)</b> |
| <b>7.</b> | <b>Item 02 - Saracens Head Hotel, Preesall</b>  | <b>(Pages 3 - 4)</b> |
| <b>8.</b> | <b>Item 02a - Saracens Head Hotel, Preesall</b> | <b>(Pages 5 - 6)</b> |

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## PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5 July 2017

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00126/OUTMAJ	Lydia Harper	01	10-36

### THE PROPOSAL

Outline application for the erection of 15 apartments for persons aged 55 and over together with retail unit and car parking

### Additional Neighbour Observations

Since the publication of the Committee Report there has been 71 additional neighbour letters received objecting to the proposal and one in favour.

The comments received which relate to the planning merits of the application are summarised below:

#### Objection

No new issues that have not been already addressed in the committee report already have been raised.

#### Favour

Even with the number of objections received, against the last census information this is still only 4% of Fleetwood. Councillors should take the first step to approve these plans and the other 96% of Fleetwood will thank you.

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## PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5 July 2017

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00472/FUL	Lydia Harper	02	37-50

### THE PROPOSAL

Part retrospective application for the erection of a detached dwelling

### Procedural Matters

Following the publication of the committee report in the Council's public access system it came to light that an earlier version of the report had been manually uploaded, this was consequently adjusted and the people who have contributed to the application were emailed with the updated version of the report. The Agenda and minutes section of the website had the correct version uploaded, therefore any members of the public who had accessed the document in this area were not affected.

Members are advised that this procedural matter does not have any bearing on the application, its procedure or the officer's recommendation.

### Additional Consultee Response

Since the publication of the Committee Report United Utilities have provided a response. As such paragraph 6.2 of the committee report is to be updated to read:

6.2 UNITED UTILITIES – No objections, following the review of the drainage strategy submitted United Utilities can confirm that the proposals are acceptable in principle subject to conditions including the development to be carried out in accordance with the submitted foul water drainage design dated 12.06.17. No surface water shall directly or indirectly drain into the public sewer. A Management and Maintenance of Sustainable Drainage Systems (SUDS) condition has also been recommended.

***Officer Response:** The response provided by United Utilities raises no additional concerns. The recommended condition in relation to the drainage design reflects that as set out in condition 7 of the Committee Report. With regard to the recommended condition of the management and maintenance of the SUDS system this is also covered by condition 7.*

### Additional Neighbour Observations

Since the publication of the Committee Report there has been 15 additional neighbour letters received objecting to the proposal,

The comments received which relate to the planning merits of the application are summarised below:

- The proposal does not address the previous refusal
- Development is unacceptable due to its height and design

- Development already built over mains sewer
- No access to man holes
- Anomalies within the submitted design and access statement
- Development is on a wedge foundation
- Intrusive on the landscape
- Discrepancies and confusions in levels
- Balcony to the west is not adequately screened
- Lack of enforcement from the LPA
- Proposed drawings are inaccurate and misleading
- Development is retrospective
- Development contrary to SPG4
- Development remains overly intrusive and overbearing
- No confidence in the drainage plans
- Concerns from United Utilities re drainage
- Bulk and mass is not mitigated by the roofline being adjusted
- Dwelling is still taller than that approved under application 16/00356/FUL
- A single storey dwelling would be more appropriate
- Wrong version of the committee report was uploaded
- Applicants caravan on site is connected to the drain which runs through the site
- The foul water does pass through the site and there
- Impact on the historic environment and heritage assets

**Officer Response:** *Whilst the additional objections from the neighbouring residents are noted, no new issues are raised. No change / update to the assessment is required and the recommendation that planning permission be granted subject to conditions remains.*

## PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5 July 2017

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00472/FUL	Lydia Harper	02	37-50

### THE PROPOSAL

Part retrospective application for the erection of a detached dwelling

### Additional Neighbour Observations

Since the publication of the Committee Report update there has been 3 additional neighbour letters received objecting to the proposal

The comments received which relate to the planning merits of the application are summarised below:

- Misinformation relating to drainage
- The drain running through the site is foul and surface water
- Condition 7 is incorrect
- Height of the dwelling is greater than that previously approved
- Dwelling is substantially constructed not partially
- Flooding occurring in the garage of number 2 Englands Cottage
- Integrity of the retaining wall needs urgent consideration
- Development still over bearing on Village Farm and England's cottages
- Visual Impacts remain

**Officer Response:** *Whilst the additional objections from the neighbouring residents are noted, no new issues are raised. No change / update to the assessment is required and the recommendation that planning permission be granted subject to conditions remains.*

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