



Planning Committee Agenda

Wyre Borough Council
Date of Publication: 28 March 2017
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**Planning Committee meeting on Wednesday, 5 April 2017 at 2.00 pm
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

- 7. Item 01 - Land off Holts Lane, Poulton** (Pages 1 - 2)
- 8. Item 02 - Rear of former Saracens Head Hotel, Preesall** (Pages 3 - 4)

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5 April 2017

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
16/01043/OULMAJ	Lyndsey Hayes	01	3-39

THE PROPOSAL

Outline application for the erection of up to 130 dwellings with means of access off Holts Lane (layout, landscaping, scale, and appearance reserved), following demolition of existing buildings (re-submission of 16/00233/OULMAJ)

Modification to Recommendation

Since the Committee Report was published, the Local Planning Authority has been notified that this application is subject to a request that the Secretary of State considers calling it in for his consideration should the Council be minded to grant planning permission. On this basis, the recommendation in respect of this application is amended as follows:

That the outline application be approved **subject to the application not being called in for consideration by the Secretary of State** and subject to conditions and a S106 legal agreement to secure appropriate financial contributions towards local education and sustainable travel and highway improvement works. That the Head of Planning Services be authorised to issue the decision **following confirmation from the Secretary of State that the application is not to be called for his determination and** on the satisfactory completion of the s106 agreement.

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5 April 2017

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00069/FUL	Lyndsey Hayes	02	40-55

THE PROPOSAL

Part retrospective application for the erection of a detached dwelling
(Resubmission of 16/00356/FUL)

Additional Neighbour Representations

Since the publication of the Committee Report there has been 6 additional neighbour letters of objection received, 3 of the letters include photographic images of the dwelling demonstrating its relationship to neighbouring boundaries/properties and a diagram illustrating a visual impact comparison of the previous planning approvals against the proposed dwelling. The comments received which relate to the planning merits of the application are summarised below:

- Development is intrusive
- Abuse of privacy
- Selection of external finishes are not in keeping with the surrounding properties
- Top hung opening windows result in loss of privacy towards neighbouring garden
- Potential impacts if boundary walls are lowered
- Development is unauthorised
- Loss of neighbouring amenity, overbearing, overlooking noise pollution
- Impacts upon the architectural heritage of surrounding properties
- Building cannot be seen as a resubmission to application 16/00356/FUL
- Relevance of the previous consent
- Whole building requires consent not part and none of the building benefits from consent
- Overbearing impacts - separation distances measured incorrectly to England cottages
- Reference has been made with regard to WBC Planning Enforcement Policy
- A number of comparisons have been made to the previous approval
- Noise impacts
- No drainage scheme in place
- No regard in committee report about the increase in massing and bulk from the cinema room
- Committee report states that there are no sewers within the vicinity however they do in fact run through the site
- Unauthorised development should have been halted

Officer Response: Many of the issues raised are not new and have been covered in the main committee report. With respect to boundary treatments, having given this matter further consideration it is recommended that an additional condition preventing the north, eastern and southern boundaries from being demolished or reduced in height without the prior written approval of the Local Planning Authority shall be attached (see wording below). With respect to windows, condition 4 as written requires the provision and retention of obscure glazing on the first floor windows closest to the northern and southern boundaries. Having given this matter further consideration, it is recommended that the wording of the condition shall be modified to specify these shall also be non-opening windows. These additional and modified conditions would prevent any unacceptable overlooking or loss of privacy.

With respect to the point raised regarding the separation distance to 2 England Cottage, the measurement as set out within the committee report was taken from the original rear elevation of the neighbouring property which contains the nearest habitable room as opposed to the rear wall of the single storey kitchen extension which is approximately 9.5m from the side elevation of the proposed dwelling. However, given the angled siting of the dwelling in relation to England Cottages, the kitchen window - which incidentally is not considered a habitable room - would not be unacceptably affected by the development.

With respect to reference to this being an unauthorised development, Members are advised that as the application is a new planning application the proposal has been assessed on its own merits. No part of the development benefits from planning permission however the previous approvals on the site are a material consideration in assessing this application. The description refers to this being a part-retrospective application due to the fact that the dwelling was partially constructed at the time of the application being submitted.

With respect to comments raised about impacts upon the architectural heritage of surrounding properties, Members are advised that none of the surrounding properties comprise designated or undesignated heritage assets including statutory Listed Buildings.

The additional representations received do not alter the officer's recommendation to grant planning permission subject to conditions.

Amended Conditions

Condition 4

No first occupation of the dwelling shall occur until all the first floor windows on the south facing elevation and the two first floor windows on the north facing elevation adjacent to the northern boundary have been installed as non-opening and fitted with obscure glazing equivalent to Grade Level 5 (most obscure) and these shall be maintained and retained thereafter. Any subsequent repaired or replacement windows shall be installed as non-opening and fitted to the same level of obscurity.

Reason: To protect the amenity of the occupants of nearby residential properties in accordance with saved policy SP14 of the Wyre Borough Local Plan (1999).

Additional Condition

Condition 11

The existing walls on the north, east and southern boundaries of the site shall be retained and maintained at their existing heights as shown by the TW / TF (wall / fence) levels indicated on the approved site plan (drawing number 4530 -4 -02) unless their subsequent reduction in height or replacement is first agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the occupants of nearby residential properties in accordance with saved policy SP14 of the Wyre Borough Local Plan (1999).