



Wyre Borough Council
Please ask for : Carole Leary
Democratic Services Officer
Tel: 01253 887444

Planning Committee Supplement

Planning Committee meeting on Wednesday, 6 February 2019 at 2.00 pm in the Council Chamber, Civic Centre, Poulton-le-Fylde

5. **Planning application update sheets** (Pages 1 - 6)

**Item 1, Application No: 18/00734/FULMAJ –
Land South of Rosslyn Avenue, Preesall**

Erection of 39 affordable residential dwellings with associated infrastructure including new pedestrian and vehicular access off Rosslyn Avenue.

**Item 4, Application No: 18/01080/FUL –
246 Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5
4LD**

Conversion of part of first floor into a two bedroom apartment with separate access using staircase to side and change of use of land to form parking area for proposed apartment.

**Item 5, Application No: 18/01094/FUL –
Far End, Holmefield Avenue, Thornton Cleveleys, Lancashire, FY5
2QP**

Two storey front and side extensions with front dormer.

This page is intentionally left blank

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 February 2019

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00734/FULMAJ	Lyndsey Hayes	1	9-37

Additional Representation

Since the publication of the committee report 1 additional letter of objection has been received. The response sets out concerns relating to the following points:

- Poor road conditions along Rosslyn Avenue
- Sink holes appear
- Foundations of the road are poor and not capable of carrying heavy vehicles

Additional condition

Prior to Planning Committee the applicant has attempted to overcome the concerns raised by the Environmental Health Officer in relation to the requirement of gas protection and the need for this to be conditioned. Following further information submitted and further consultations the Councils Environmental Health Officer remains of the opinion that in this instance gas protection is still required and should be conditioned accordingly. On this basis an additional condition (18) is recommended:

18. The development shall incorporate suitable gas protection measures, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The measures shall include as a minimum: ventilation of confined spaces within the building, a ground slab of suitable construction, a low permeability gas membrane, minimum (ideally none) penetration of the ground slab by services, and passive ventilation to the underside of the building. The development shall be carried out in accordance with the approved scheme and thereafter be maintained and retained. Alternatively, prior to the commencement of development, a gas monitoring programme and risk assessment of the results shall be undertaken to demonstrate that the above protection measures are not required. The results shall be submitted to and approved in writing by the Local Planning Authority. Any gas monitoring programme must be carried out over a period of at least three months and include at least three readings where the atmospheric pressure is below 1000mb. Gas flow rates must also be provided.

Reason: The footprint of the proposed development is within the immediate vicinity of an area of infilled ground. The nature of the fill is unknown and insufficient information has been submitted with the application to demonstrate no harm would arise. Works are therefore required in the

interests of public safety and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999)

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 February 2019

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/01080/FUL	LYNDSEY HAYES	04	73-81

CHANGES TO CONDITIONS/REASONS

The following change to Condition 5 is recommended:

5. The occupation of the flat, hereby approved, shall be limited to a person solely or mainly working for the adjoining children's nursery (including any such person(s) in their personal household).

Reason: The use of the flat as an unrelated separate unit of accommodation would result in a conflict of uses impacting on residential amenity contrary to Policy SP14 of the adopted Wyre Borough Local Plan, Policy CDMP3 of the emerging Wyre Local Plan and the National Planning Policy Framework.

ADDITIONAL REPRESENTATION

The Agent has provided an additional comment on justification for the proposed development:

The proposal will allow someone to be on-site during the evening and night, when the Nursery is closed, it will provide security to the property to stop vandalism and burglary.

This page is intentionally left blank

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 February 2019

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/01094/FUL	LYNDSEY HAYES	05	83-91

ADDITIONAL REPRESENTATION

The Applicant has submitted a response to the neighbour's objection, which is summarised below:

- Leylandii trees are to be removed
- Far end provides parking for 5 cars. The proposed development will not impact on this parking provision.
- The proposed extension is unobtrusive due to its orientation in the road and well established screening.
- No design character to adhere to as immediate area characterised by a diversity of building design.
- The development enhances the amenities of the residents at Far End by obscuring the dominant mass of Red Trees.
- Loss of light minimal
- Application will extend property by 29%
- Proposed extension will be sited on an area of grass not used for parking.
- All properties in area are large and uniquely designed.

This page is intentionally left blank