



Wyre Borough Council  
Please ask for : Emma Keany  
Democratic Services Officer  
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## Planning Committee Supplement

Planning Committee meeting on Wednesday, 4 December 2019 at 1.30 pm  
in the Thornton Little Theatre, Fleetwood Road North, Thornton  
Cleveleys, FY5 3SZ

- (a) Application A- Sandpiper Hotel, Cleveleys Avenue, Thornton Cleveleys, FY5 2NH (19/00764/FULMAJ) (Pages 3 - 6)  
**Application Number: 19/00764/FULMAJ**  
Sandpiper Hotel, Cleveleys Avenue, Thornton Cleveleys, FY5 2NH.  
Demolition of existing Public House and redevelopment of the site to provide 15 no. new affordable dwellings, consisting of 3 no. 2 bedroom houses, 3 no. 1 bedroom apartments and 9 no. 2 bedroom apartments with associated parking and amenity space

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## PLANNING COMMITTEE UPDATE SHEET

**COMMITTEE DATE: 4 December 2019**

| <b>APPLICATION NO.</b> | <b>TEAM LEADER</b> | <b>ITEM NO.</b> | <b>PAGE NOS.</b> |
|------------------------|--------------------|-----------------|------------------|
| 19/00764/FULMAJ        | LYNDSEY HAYES      | 1               | 11-31            |

### **AMENDED PLANS RECEIVED**

The agent has submitted amended elevational plans which show the proposed windows being side hung. The plans are referenced as follows:

18163-110-C - Apartments - East and West Elevations  
 18163-111-D - Apartments - North and South Elevations

### **ADDITIONAL CONSULTATION RESPONSES**

#### **Wyre Council's Drainage Engineer:**

Additional comments are:

- FFLs to be set at 5.31m AOD with 300mm freeboard, as FRA, with flood resilience measures as listed on page 8 of FRA w10913-100627-FRA
- Further flooding of local area occurred 29 Sept 2019. Flooding was largely confined to the highway and no flooding was reported to the property or adjacent properties.

*Officer Response: No objection to Finished Floor Levels (FFL) noted; condition 8 requires flood resilience measures / mitigation to be adhered to.*

#### **Clinical Commissioning Group (Fylde and Wyre):**

There are no health facility schemes planned at present for the Cleveleys area so there will be no funding request at this time.

*Officer Response: No contribution request on this application noted*

### **CHANGES TO CONDITIONS/REASONS**

Change to **Condition 2** to the following wording (changed text underlined):

The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 31.07.2019 including the following plans/documents:

18163-100-A - Site Location Plan  
18163-101-F - Proposed Site Plan  
18163-106-B - Proposed Boundary Treatments  
18163-107-A - Street Scenes  
18163-108-B - House Types HA1, HA2, HA3 Elevations  
18163-109-A - Units 1, 2 And 3 Floor Plans  
18163-110-C - Apartments East and West Elevations  
18163-111-D - Apartments North and South Elevations  
18163-112 - Apartment G.A Ground Floor Plans  
18163-113 - Apartment G.A First Floor Plan  
18163-114 - Apartment G.A Second Floor Plans  
18163-115 - Apartments Roof Plan  
D7602.001C - Detailed Planting Plan

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

Change to **Condition 12** to the following wording (deleted text shown with a strikethrough):

Prior to the first occupation or use of the development hereby approved:

The first and second floor windows of the flats in the north facing elevation of the apartment block shall be:

- i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and
- ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The first and second floor windows of the communal hallway in the north elevation of the apartment block shall be

obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured); ~~and~~  
~~be top hung with the window opening restricted to a distance no greater than 4 feet.~~

The window(s) (including any subsequent repaired or replacement window) shall be maintained and retained thereafter in accordance with this detail.

Reason: To safeguard the privacy of adjoining residents and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

## **ADDITIONAL REPRESENTATION**

An additional representation from a member of the public has been submitted raising the following matters:

- Apartment block out of keeping with the surrounding area
- Increase in traffic
- Inappropriate location of bin store
- Will have a detrimental impact to the community

*Officer Response: No new issues are raised here which are not already dealt with sufficiently in the main report.*

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