

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 28th April 2021

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00092/OUTMAJ	Lyndsey Hayes	4	103-125

Representations

Two additional responses have been received by members of the public with objections summarised as follows:

- The development is recommended for approval despite the developer already clearing the site;
- Neighbours are concerned about the loss of privacy;
- There is a bin store opposite residential properties;
- The three storey building is not in keeping with surrounding development;
- The road is busy with traffic and a wider footpath will worsen this and there is not enough room for emergency vehicles or refuse collection;
- The development does not provide genuinely affordable housing;
- The vegetation/screening may need to be removed along Hillylaid Road (visual impact);
- The south facing balconies will provide an outlook for future occupiers (overlooking);
- The fact that residents are over 55 does not mean they will stop driving and sell their car (highway safety/parking).

Officer response: As a point of clarification, this development is not proposed as affordable housing and has been assessed on the basis of it being market housing for residents aged 55 and over. All other issues raised are dealt with in the main committee report.

Updated Plans with Levels added

Since the publication of the committee agenda, the agent has provided an updated site plan with levels noted along with a topography plan (undertaken prior to demolition and clearing) to illustrate existing levels. The application site is relatively flat with existing levels between 4.8m Above Ordnance Datum (AOD) and 5.2m AOD. The plan illustrates site levels would not be raised around the building. It also identifies the proposed finished floor level of the building at 5.6m AOD as requested by the Environment Agency, set out in the accepted Flood Risk Assessment and secured by condition 6. On the basis that ground levels remain unchanged it is considered the finished floor level remains acceptable in terms of visual impact and impact on residential amenity. Conditions 2 and 18 are to be updated below to reflect this revised plan.

Updated Conditions (changes in bold)

2. 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 26.02.2020 including the following plans/documents:

- Location Plan Drg No.JBA404-PL-001, received by the LPA on 03.02.2020;

- **Proposed Site Plan Drg No.JBA404-PL-005 Rev C, received by the LPA on 27.04.2021;**
- Proposed Ground Floor Plan Drg No.JBA404-PL-006 Rev B, received by the LPA on 04.08.2020;
- Proposed First Floor Plan Drg No.JBA404-PL-007, received by the LPA on 03.02.2020;
- Proposed Second Floor Drg No.JBA404-PL-008 Rev A, received by the LPA on 04.08.2020;
- Proposed Roof Plan Drg No.JBA404-PL-009 Rev A, received by the LPA on 04.08.2020;
- Proposed South Facing Front Elevation Drg No.JBA404-PL-010 Rev B, received by the LPA on 04.08.2020;
- Proposed West Facing Side Elevation Drg No.JBA404-PL-011 Rev C, received by the LPA on 16.09.2020;
- Proposed North Facing Front Elevation Drg No.JBA404-PL-012 Rev B, received by the LPA on 04.08.2020;
- Proposed East Facing Front Elevation Drg No.JBA404-PL-013 Rev A, received by the LPA on 30.07.2020;
- Proposed Highways Plan Drg No.JBA404-PL-015 Rev A, received by the LPA on 21.04.2020.

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.

14. Prior to the installation of any external lighting a scheme for the provision of external lighting together with an Artificial Lighting Assessment shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate that artificial lighting will be designed so that it will not illuminate potential habitat for bats (e.g. hedgerow, trees) and or/ bird breeding places; and shall demonstrate that light intrusion into the windows of any sensitive premises will not exceed 10 Lux before 23.00, and 2 lux after 23.00 (Environmental Zone E3). The assessment shall demonstrate that the lighting will be installed in accordance with the Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009 (or any subsequent replacement guidance).

The lighting shall be installed and operated in accordance with the approved scheme details, which shall be maintained and retained thereafter.

Reason: In order to safeguard biodiversity and residential amenity in accordance with Policies CDMP1, CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

Officer Comment: *The previously drafted condition/reason included additional text in error which incorrectly made reference to approved lighting details. This has been removed as lighting details have not been submitted/approved.*

18. The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved Proposed Site Plan Drg No.JBA404-PL-005 Rev C, received by the LPA on 27.04.2021.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).