

# **PLANNING COMMITTEE UPDATE SHEET**

**COMMITTEE DATE: 7 December 2022**

<b>APPLICATION NO.</b>	<b>TEAM LEADER</b>	<b>ITEM NO.</b>	<b>PAGE NOS.</b>
22/00872/FUL	Karl Glover	03	47-56

## **Additional Consultation Response**

Since the publication of the committee report the Environmental Health Officer has provided the following response:

### **WBC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (ENVIRONMENTAL PROTECTION - AMENITY)**

No objections to the proposal. Advised that in this instance it is not considered that a noise assessment is needed for this application as the development has been used as a private home previously. In order to help prevent any adverse impact on the health and quality of life of nearby residents I would encourage the applicant to consider the following advice/recommendations.

- Ensure any future windows are replaced with like for like glazing or better
- In order to prevent noise from the garden impacting nearby noise sensitive properties I would encourage the applicant to erect a 1.8m high tight board wooden fence shall be erected on the boundary of the garden
- Any fixed flood lighting should be designed as such that it is no intrusive to nearby sensitive premises.

#### *Officer Response:*

*Officers consider that an informative could be attached in relation to the replacement glazing and lighting listed above, however as there is already a substantial high level boundary treatment along the eastern boundary then it is not considered necessary to include an advice note in relation to the fencing. It is not considered that the proposed change or use would adversely impact or harm the amenity of the neighbouring residential properties and in this regard the proposal would comply with Policy CDMP1 and CDMP3 of the WLP31.*

## **Additional Neighbour Representations**

Since the publication of the committee report four additional letters of objection have been received via E-mail including one which had been circulated to members of the planning committee. Officers have read in full all of the content contained within. The primary (planning) concerns set out relate to the following matters:

- Request for the application to be deferred to a later Planning Committee
- Site notice was published late
- Wyre has not followed its statutory timescales for publishing information
- Errors set out in the Environmental Health Officers original response
- No local need for children's homes in the area
- Ofstead do not take into consideration local need in an area
- The officers report does not consider the local need for a children's home in this location
- Policies SP8 and SP2 of the WLP31 all refer to meeting a local need
- The proposed children's home would not:
  - Serve local Children
  - would not serve the children it would house
  - would not support local services
  - would not serve the local community
  - would not serve a national need

*Officer Response:*

The observations received from local residents since the publication of the committee report have been fully considered. Many of the issues raised are matters which have been previously considered and have been addressed accordingly within the Officer report. The publication of the application has followed the correct procedures in accordance with the Development Management Procedure Order. A request has been received for the application to be deferred to a later Planning Committee on the basis a local resident is unable to attend. However as there is no outstanding material planning matters in relation to this application then it would not be reasonable to withhold presenting the application to the December Planning Committee. The detailed observations in relation to local need has been acknowledged however officers advise that there are no national policies within the NPPF or local policies with the WLP31 which relate to the requirement for local need for children's homes to be considered as part of the assessment of planning applications. As such Members are advised that there are considered insufficient grounds to refuse the application on the basis that there is no local need.