

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 7 December 2022

| APPLICATION NO. | TEAM LEADER | ITEM NO. | PAGE NOS. |
|------------------------|--------------------|-----------------|------------------|
| 22/00094/OUTMAJ | Karl Glover | 04 | 57-82 |

Updated Details

The applicant's agent supplied an updated Flood Risk Sequential Test.

Additional Consultation Responses

Since the publication of the committee report the following consultee responses have been received:

LANCASHIRE COUNTY COUNCIL (LEAD LOCAL FLOOD AUTHORITY)

Objections received due to the absence of a Drainage Strategy.

Officer Response:

A revised drainage strategy plans has been submitted however the LLFA have not responded to the re-consultation on this matter. The revised plan shows surface water draining to an attenuation tank on site with restricted flow from the site to reduce run-off rates. Despite the LLFA objection, a condition has been recommended to ensure drainage plans would be submitted for consideration prior to any details being agreed. On this basis, full considered could be given to drainage and impacts at a later stage. It is noted no objections were raised by United Utilities, The Environment Agency and the Council Drainage Engineer. On this basis, the application is considered to have an acceptable impact in terms of drainage. Should a response be received members will be updated verbally at Planning Committee.

WBC HEAD OF PUBLIC REALM AND ENVIRONMENTAL SUSTAINABILITY (PARKS DEVELOPMENT TEAM)

The Parks Officer has confirmed that they would seek an off-site financial contribution towards the improvements at Wyre Estuary Country Park

Updated Consideration

Flood Risk Sequential Test

An updated Flood Risk Sequential Test was requested to cover any changes in circumstance since the previous application. The addendum submitted by the applicant covers sites which were not adequately covered previously. Of the remaining comparator sites, this addendum confirms that these are either at an advanced stage in the planning process (with reserved matters

approval or conditions discharged), or they are no longer available following development. It is also noted that an outline permission on another site has since expired. In terms of other new comparator sites, one was identified and although it was discounted due to its larger site area. No other new, reasonably available comparator sites have been identified following searches. As such, it is considered that the Sequential Test has appropriately considered, and reasonably discounted, all relevant comparator sites. On this basis, the application is deemed to have passed the Flood Risk Sequential Test.

Additional Neighbour Representations

Since the publication of the committee report one additional letter of objection has been received. The primary (planning) concerns set out relate to the following matters:

- The development should be rejected again;
- The Planning Inspectorate made a subjective assessment of appearance and failed to properly assess the overbearing impacts on adjacent properties, as well as traffic volumes, in their decision;
- The significant public objection carries weight;
- Insufficient parking provision is provided;
- A more appropriate development could be brought forward.

Officer Response:

The observations received relate to matters that have already been addressed in the main committee report.