

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 06/01/16

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
15/00927/FUL	LYDIA HARPER	01	13-35

CONSULTEE RESPONSES

Additional consultation responses have been received in relation to this application as follows:

6.5 GREATER MANCHESTER ECOLOGY UNIT (GMEU) – the application site is adjacent to the Morecambe Bay Special Protection Area but, given the relatively small-scale and low-impact nature of the scheme, no harm to the special nature conservation interest of the SPA is anticipated. The new huts would be constructed within the existing structure and so construction would be relatively low-impact with no large construction vehicles or plant and with any construction compound being small. Such a compound could be accommodated within the existing structure or on the nearby car park or access road. No new access would need to be created. No loss of biological heritage site (BHS) or SPA land would result. No indirect disturbance to the BHS is anticipated and any disturbance to the SPA would be temporary and low-level. The exposed position and public use of the existing structure means that its potential to support bats or nesting birds is low. The risk to protected species is therefore low. Natural England require works to be undertaken during summer months and GMEU would defer to them on this issue. It is noted that the main aggregations of birds off Fleetwood are associated with Rossall Point some 2km to the west and the marine lakes. The application site is already well-visited and any relatively small increase in visitor numbers that may result would not lead to a substantively increased level of disturbance. On this basis, no objections based on nature conservation grounds are raised.

6.6 WBC HEAD OF ENGINEERING SERVICES - the site falls within flood zone 2 and so is at medium risk of flooding. However, it is immediately adjacent to land within flood zone 3 which has a high risk of flooding. These flood zones refer to the probability of river and sea flooding but do not take into account the presence of defences. The flood risk assessment (FRA) originally submitted with the application was incorrect but has since been amended and is acceptable. Flood-proof doors have now been proposed on the seaward side of the beach huts and these are considered acceptable to ensure that the huts would be adequately safeguarded from flood risk. As such, no objection is now raised.

In light of these comments, no flood risk, drainage or nature conservation issues are anticipated.

CONDITIONS

Condition 3 to be amended as follows:

Prior to the commencement of development, samples and details of the materials to be used on the external elevations of the beach huts hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The

development shall then be carried out in full accordance with these approved details.

Reason: In the interests of the appearance of the site and locality in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and paragraph 17 of the NPPF.

Condition 4 to be amended as follows:

No personal items associated with the use of the beach huts shall be stored to the rear of the beach huts where they would be visible from the Marine Hall gardens. For the purpose of this condition, personal items associated with the use of the beach huts would include but not be limited to items such as clothing, sports equipment, inflatables for use in the water, cooking equipment, decorations, furniture and plants.

Reason: In the interests of the appearance of the site and locality in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and paragraph 17 of the NPPF.