

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 January 2016

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
15/00846/FUL	LYDIA HARPER	02	13-35

Representations

An additional 42 representations have been received in respect of this application to either the development in general or the revised plans.

Case Officer Response: These additional representations are noted although they do not raise any new planning issues that are not already set out in the report and therefore the recommendation remains unchanged. One such representation on the issue of surface water flooding was sent directly from a third party objector to the Council's Senior Drainage Engineer, to which he has responded confirming no further comments to make.

A request has been made for this section of Blackpool Old Road to be included in an extended conservation area for Poulton.

Case Officer Response: This request has been forward on to the relevant section of the Council for further consideration although is not a material consideration as the development site does not fall within a conservation area at the time of determining this planning application (either existing or proposed).

An objection letter from Councillor Alf Clemson has been received raising the following issues:

Principle - Residents have had to endure proposals on this sight for over two years. Any development which would incorporate the garden of No 61 is inappropriate. Aware that Wyre Council does not have a policy for garden development but instead takes each case on its own merits and need. Would argue very strongly that there is not a need for one very large detached house to be built here. This area has historically benefitted from linear developments along Blackpool Old Road. Any development in gardens would not be in keeping with the area and could set a dangerous precedent which could potentially change the character of the whole area.

Flooding - Much of the garden of no 61 Blackpool Old Road is susceptible to surface water flooding and has historically been used as a storage area for flood water. This may be due to the fact that a pond was located in this area, indeed many of the gardens in the area of no 61 are waterlogged for much of the year and this makes the whole area liable to flood. The other main issue with regard to flooding is the fact that the gullies on the road side do not cope well with high volumes of water. Have first-hand knowledge of this situation as reported their inability to cope with water many times. Also working with residents to improve their defences against flooding from the road in this area. Shocked that all responsible agencies are not taking this development more seriously, given the recent heavy rain and subsequent flooding in many areas all over the North West.

Traffic and Road Safety - Once again, want to highlight disappointment and shock that LCC Highways has not raised concerns and objected to this application. Cllr Clemson has been highlighting the situation with regard to road safety on this

stretch of Blackpool Old Road for over two years, has secured added safety precautions such as the 20mph, but it is a constant battle. Any added traffic movement on this part of Blackpool Old Road would put all current road users and pedestrians at greater risk. There is a constant flow of pedestrians walking into Poulton Town Centre using Blackpool Old Road and many of these people are elderly. It is also used at certain times by high numbers of school children. LCC Highways state that there would not be a severe impact as a result of this development but, the truth is at times the traffic at this location is already severe. Another consideration must be the fact that due to the new road layout in Poulton, no one knows the impact it will have on the junction of Blackpool Old Road with Queensway. Indeed we do not know how much traffic will be generated as a result of the new Booths development in the town or knock on effect this may have. As the local representative for LCC, know the situation on the ground with regard to highways and road safety and it would be irresponsible and potentially dangerous to pass any development which could make an already critical situation worse.

Conclusion - Disappointed this application has been submitted given its history. Development should improve and enhance the local area, this would have the opposite effect. Also disappointed that LCC have not taken this application more seriously given the Highways and Flooding situation. The application should be refused on the grounds mentioned above.

Case Officer Response: These comments are noted although they do not raise any new planning issues that are not already set out in the report and therefore the recommendation remains unchanged.

Conditions

The following amendment to condition 16 is proposed (underlined):

Prior to commencement of development a detailed construction (arboricultural) method statement with the input of an arboriculturalist to limit as much as possible excavation works with respect to the widening / realignment of the existing driveway shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in full accordance with this agreed construction method statement.