

## PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 11 May 2016

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
16/00225/OUTMAJ	LYNDSEY HAYES	01	07-36

### Representations

A representation has been received from MP Ben Wallace in respect of this application. Issues raised are summarised as follows (with the officer's response in italics below):

- Concern the Council has accepted this application for consideration whilst an appeal is ongoing for the previously refused application

*This re-submission has been submitted in accordance with the relevant planning legislation and therefore the Local Planning Authority (LPA) is required to consider it; and with all matters now suitably addressed and relevant consultee responses received, the LPA would be criticised for not determining this application prior to the appeal being determined.*

- Congestion and on-street parking in Poulton is a problem; additional traffic would pose a risk to school children. Concerned about cumulative impact from committed development e.g. Garstang Road East, Poulton. Additional vehicles along Moorland Road to the Skippool Roundabout; Lambs Road if allowed at appeal would also have a severe impact at this roundabout.

*The issue of congestion, highway safety and committed development is addressed in detail in the main committee report (pages 21-23). 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.*

- Concerns about impact on town's schools, GP surgeries, dentists etc

*The impact on existing local infrastructure / services is addressed in the main committee report (paragraph 9.41). 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.*

A representation has been received from the Parish Priest for St. John the Evangelist RC Church (Breck Road) in support of the application. This outlines the reason why the church are disposing of the land the subject of the planning application, previous use(s) and neighbour access; anti-social behaviour issues with misuse of the air raid shelters; that the church and school are in discussion about reducing the impact of congestion during school pick-up / drop-off times; and that monies from the sale of the land is planned to be invested into the church buildings. Five letters of support have also been received from the St. John's Finance and Building Committee.

*These comments are noted, although they are not material issues to consider in this planning application, with the exception of the anti-social behaviour issues with*

*misuse of the air raid shelters; although very limited weight should be afforded to social benefits arising from the removal of these structures.*

### **Flood Risk and Drainage**

A revised response (dated 28/04/2016) has been received from LCC Lead Local Flood Authority. They confirm the information contained within the Flood Risk Assessment (FRA) and FRA Addendum is acceptable. No objection subject to conditions relating to submission of surface water drainage strategy and lifetime management and maintenance plan prior to commencement of development to be agreed by the LPA. Conditions 12 and 13 in the main report sufficiently cover both. The LLFA highlight the need for separate land drainage consent, which has already been suggested as an informative.

A further response from the Environment Agency (dated 04/05/2016) confirms no further comments to add to their previous response.