

Planning Application Reports – Update Note

Listed below are changes to the planning reports made as a result of additional information received since the publication of the agenda for this meeting.

Case:	Address:	Update:
20/0021	LAND EAST OF MARPLES DRIVE, (PART OF FORMER NS & I SITE) OFF PRESTON NEW ROAD BLACKPOOL, FY3 9YP	<p>The following was omitted from the Committee Report: Site history – A non-material amendment to Phase 1 was agreed in May 2017, reducing the number of dwellings on Phase 1 from 118, to 115.</p> <p>An objection has been lodged from a resident from Phase 1 of the Marples Drive development, stating that he speaks on behalf of all residents of the Phase 1 development.</p> <p>Given the length of the objection is appended to the Update Note.</p> <p>Officer response:</p> <ul style="list-style-type: none"> • With regards to tandem parking the Council's approach reflects national practice and standards. On busy roads we would expect cars to be parked clear of the road and to be able to enter and leave in forward gear. On roads like the main route into the site we would expect to avoid tandem parking but would expect some parking on the road. On the minor side roads off the main route tandem parking is generally acceptable to be able to provide some amenity space and to prevent the streetscene being dominated by cars parked side by side. • Similarly, the streetscene would be dominated by cars parked in what should be, front gardens if a parking space was required for each bedroom. The scheme meets the Council's adopted parking standards. The garages are counted as parking spaces and a restrictive condition is proposed to prevent the use of the garages for any use that would preclude the parking of a vehicle.

		<ul style="list-style-type: none">• Furthermore, the site is in a highly accessible location, close to bus routes. A condition requiring that secure cycle storage is provided at each property will further encourage sustainable modes of transport.• If vehicles parked on any road cause an obstruction either to the road, or a driveway, the police have powers to have the vehicles removed.• The Head of Transportation is satisfied with the highway layout and parking provision and has confirmed that a number of the points made can and will be addressed by conditions on any approval or by the terms of the highway adoption agreement.• Wider and straighter roads might appear to solve many problems but they invite higher vehicle speeds. People are more likely to park on the road outside their property if the obstruction caused is not seen as a major problem. Many main roads amply demonstrate this where driveways aren't used and cars are parked on the road out of convenience. The same goes for wider footway and many main roads amply demonstrate this too.• How much the houses sell for are not a planning issue in this instance. The rear access for plot 179 would be shared with plot 178, and it is assumed the access would be to facilitate bin collection. A condition requiring the details of refuse storage for each property is proposed.• The use of shared road space and service strips goes back to the 1970's in the UK and a generation before that in Europe and is generally acceptable where vehicles speed are expected to be low, such as when turning a corner into a residential cul-de-sac.• A condition is proposed that requires a detailed landscaping scheme, including planting for the attenuation basin. A reed bed or something similar could resolve the issues around the appearance of the basin and any smells. In any case, this is a management issue rather than a planning matter.• A condition requiring the full details of both foul and surface water management is proposed and this will be assessed in consultation with United Utilities.• Legal boundaries are not a planning issue and are usually drawn up after permission has been granted. Setting fences and boundaries away from the highway softens the impact of a development and creates an open plan feel to the estate. A condition is proposed which would remove permitted development rights on the estate relating to walls and fenced in order to maintain the open plan appearance of the estate.
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