

# LATE REPRESENTATIONS FOR COMMITTEE

Committee Date: 27.04.2017

App No: SL/2016/1044 Site Address: former Leeds Children Holiday Camp

## LATE REPRESENTATIONS:

**Silverdale Parish Council:** The Parish Council have requested that the application to be *Called In* to the Secretary of State. The Parish Council reiterated their objections and concern that the application is major development in terms of the NPPF.

**Councillor Nigel Goodrich:** Objection; At a Silverdale Parish Council meeting and the AONB executive committee meeting major concerns were raised that the proposal seems to flout SLDC Saved Policy T5.

## Neighbours:

4 x additional reiteration of objections already received raising local and national policy concerns calling for the application to be refused.

## APPLICATIONS REPRESENTATIONS:

The applicant has submitted revised:

Location plan @ 1:500 on A1

LVIA accompanying statement

Habitat Regulation Assessment (HRA)

## OFFICERS COMMENTS:

### **Appropriate assessment of significant effects.**

As required by the Habitat Regulations an Assessment of Significant effects has been carried out. The Assessment concluded that the main potential impacts to the designated sites are likely to be indirect and arise during demolition in terms of dust and surface water run-off and increased recreational activities from customers to the

caravan park. There would be no direct harm to habitats. No development is proposed within the designated areas. The potential impact of noise and surface water run-off can be reduced or avoided by the use of appropriate mitigation and conditions attached to any consent. Given the above, it is unlikely that SPA species would be significantly affected by the proposal and that the proposal will not significantly affect the National and European designated areas. It is within the scope of the aims and objectives of the South Lakeland District Council's Local Plan Core Strategy Policy CS8.4 and the NPPF paragraph 115. It is therefore considered that the works will not have a likely significant effect on the interest features or condition of any of the designated site and therefore an Appropriate Assessment is not required.

### **Natural England**

On 24/04/2017 the Assessment of Likely Significance together with an updated LVIA and HRA was emailed to the Officer at Natural England who previously responded. At the time of writing this report no response has been received

### **Highways – site specific**

In respect of the site specific alterations a written response has not been received.

### **OFFICER COMMENTS:**

The additional representations made neighbours and the additional information submitted by the applicant do not alter the conclusions within the Committee Report.

### **RECOMMENDATION:**

It is recommended that planning permission is granted subject to the conditions within the committee report subject to.

Amendment to Condition (2):

Condition (2) drawing 2016.002/Sk34 EXISTING SITE PLAN is replaced with HOL010 Rev.0 (*because it is at the same scale as the proposed layout drawing*)

Amendment to Reason for Condition 5.

Reason: These details are required to be approved before the commencement of development to protect the amenity of adjacent residential properties during the construction phase of the development in accordance with the National Planning Policy Framework Core principles and to prevent harm to protected species in accordance with Policy CS8.4 of the South Lakeland Core Strategy.