



Morecambe Town Council
Morecambe Town Hall
Marine Road
Morecambe
LA4 5AF.

Contact: David Croxall
Telephone: 01524 422929
Email: clerk@morecambe.gov.uk
Our Ref:
Your Ref: 14/01046/FUL

Mr A. Dobson,
Head of Regeneration and Policy,
Lancaster City Council,
Town Hall
Morecambe,
LA4 5AF

21st November, 2014

Dear Mr Dobson,

**Re: Application No. 14/01046/FUL:
Application for the erection of six 2-storey dwellings with associated amenity space on the George Hotel Parking Area**

The Town Council considered the above application at its meeting on 20th November and made the following comments by way of objection:

- The Town Council is of the view that the revised application provides a substandard width of the access, lack of adequate footways, sub-standard driver forward visibility at the point of access with Lancaster Road, and the obstruction to the access during deliveries to the public house, the development would not be served by a safe and appropriate means of access and would have a detrimental impact on highway safety.
- Whilst acknowledging that the application is for one less dwelling than the original Application, the Town Council is still of the opinion that the proposed development, by reason of its layout, substandard provision of private amenity space and proximity of one of the units to the public house beer garden, is not considered to represent high quality design which provides a good standard of amenity for the future occupants of the buildings and combined with concerns over highway safety would have a detrimental effect on the locality.
- The current proposal does not provide an adequate provision towards affordable housing as it has not been fully demonstrated that it could not be provided onsite and the financial contribution proposed in lieu of this is not equivalent to the amount that would usually be expected on site. It is therefore contrary to the Council's policy in relation to affordable housing, as set out in the Meeting Housing Needs Supplementary Planning Document.

I trust these comments will be considered by the City Council's Planning Committee in due course.

Yours sincerely,

David Croxall
Town Clerk