



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

Contact: David Croxall
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Our Ref:
Your Ref: 14/01289/FUL

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

16TH January, 2015

Dear Mr Dobson,

**Re: Application No. 14/01289/FUL:
Application for Erection of 90 new dwellings with associated access - Land Adjacent to
Westgate and Heysham Railway Branch Line Westgate Morecambe**

The Town Council considered the above application at its meeting on 15th January and made the following comments which it hopes will be considered by the City Council in determining the application:

The City Council be informed that whilst the Town Council welcomed the proposed addition to the Town's affordable housing stock the following concerns should be addressed in any conditions of approval:

- The Highways Authority being satisfied that the proposed new junction into the development from Westgate was safe and constructed in such a way that would ensure no increase in traffic hazards;
- Robust Parking Restrictions on all roads within the site to minimise parking issues that arise on Morecambe Football Club match days;
- Conditions related to minimising the risk of flooding and this Council would support the views of the Environment Agency that any development should only be approved subject to the following mitigating measure: "Finished floor levels are set no lower than 5.35 m above Ordnance Datum (AOD)";
- In view of the prevalence of Affordable Housing in the Westgate area, the development being subject to a satisfactory Management Plan.

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

Yours sincerely,

David Croxall

Town Clerk