



Planning Committee Agenda

Wyre Borough Council
Date of Publication: 28 November 2017
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Democratic Services Officer
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**Planning Committee meeting on Wednesday, 6 December 2017 at 2pm
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

7. **Item 01 - Land Adjacent Moss Hey Farm, Mill Lane, Hambleton** (Pages 1 - 2)

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 December 2017

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00862/OUT	Mark Lynch	01	10-20

THE PROPOSAL

Outline application for the erection of one dwelling with associated access (all other matters reserved)

Additional supporting statement from applicant

Since the publication of the Committee Report the applicant has submitted an additional supporting statement. In summary the statement sets out the following points:

- The dwelling would not represent an isolated home in the countryside
- The site is sustainable with adequate links to services via public footpath and good links to the cycling network. The site can be easily accessed by walkers and cyclists
- Limited visual impacts. The site benefits from good levels of screening with mature trees and hedgerows to the north, south and west.
- Previous planning decisions and appeal decisions have been quoted to demonstrate the site would represent sustainable development in compliance with the NPPF
- Dwelling would provide a sympathetic family home which would support a local agricultural worker and support the family business
- Dwelling would assist in delivering rural housing
- The applicant has been misled by the planning department on previous applications in close proximity to the site

Officer Response: *The majority of the submitted statement is similar to the supporting statement which was considered and referred to in the Committee Report. The additional points raised have been considered. Members are advised that no change / update to the assessment is required and the recommendation that planning permission be refused remains. A number of previous applications and decisions including appeal decisions have been highlighted as a comparison to this application site. Whilst these are acknowledged each application is assessed on its own planning merits.*

Additional letter of objection received

An additional letter of objection has been received since the publication of the committee report. The objection relates to concerns about flood risk and the risk of flooding in the immediate vicinity of the site.

Officer Response: *The additional response does not require any change to the assessment of flood risk which is set out in paragraph 9.27 (page 18) of the Committee Report*

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