



Planning Committee Agenda

Wyre Borough Council
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Please ask for : Carole Leary
Democratic Services Officer
Tel: 01253 887444

**Planning Committee meeting on Wednesday, 3 May 2017 at 2.00 pm
in the Thornton Little Theatre, Four Lane Ends, Thornton, FY5 3SZ**

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| 6. | Item 01 - Copp Lane, Great Eccleston | (Pages 1 - 2) |
| 7. | Item 02 - rear Garstang Road, Myerscough | (Pages 3 - 4) |
| 8. | Item 03 - Chapel Street, Great Eccleston | (Pages 5 - 6) |

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 03/05/17

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
16/00650/OUTMAJ	LYNDSEY HAYES	01	37-69

Consultee response

Lancashire County Council as the Local Education Authority in their latest / updated assessment have confirmed that the development would continue to generate a requirement for 0 primary school places and 14 secondary school places at a cost of £299,925.78, but that the contribution would go towards Cardinal Allen High School as opposed to the previously named school of Millfield Science and Performing Arts College in accordance with the CIL Regulations.

Representations

Four additional comments have been received raising the following points:

- Impact on the character of the area
- Loss of agricultural land
- No need for the development
- The proposed houses would not be affordable
- Existing infrastructure is inadequate to support the development (including medical facilities and schools)
- Existing electricity supply is inadequate
- The existing drainage system is inadequate
- Increased risk of flooding
- Increase in traffic and congestion
- Inadequate parking
- Increase in noise
- Impact on wildlife

It is considered that these issues are adequately addressed in the Committee report.

Recommendation

The application is subject to a request for the Secretary of State to determine whether or not the proposal should be called-in for his consideration in the event that the Committee is minded to support the application. As such, the recommendation is amended as follows:

Grant outline planning permission **subject to the application not being called in for consideration by the Secretary of State and** subject to conditions and a S106 legal agreement to secure the necessary financial contributions towards local education provision and sustainable travel

initiatives and to delegate authority to the Head of Planning Services to issue the decision following the satisfactory completion of the S106 legal agreement **subject to confirmation from the Secretary of State that the application is not to be called in for this determination.**

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 03/05/17

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
16/00090/FULMAJ	LYNDSEY HAYES	02	70-111

Consultee response

Lancashire County Council as the Local Education Authority have confirmed in their revised / updated assessment that the development would generate a requirement for 8 primary school places at a cost of £113,738.48 and 3 secondary school places at a cost of £64,269.81. The contributions would go towards Bilsborrow John Cross Church of England Primary School and Our Lady's Catholic High School. It is also confirmed that this request would be CIL compliant.

Officer Response: This updated assessment is acknowledged however the position regarding a bespoke approach being needed to calculate education contributions / identify appropriate schools from recent developments determined along the A6 corridor remains as stated within the main committee report. In the event that members resolve to permit this development, LCC Education will be asked to determine the most appropriate approach in accordance with their standard methodology having regard to this development and all the recently permitted schemes. The recommendation to authorise the Head of Planning Services to issue the decision upon the agreement of education (and highway) contributions and the satisfactory completion of the S106 Agreement remains unchanged.

Representations

An additional public comment has been received. This states that the issues regarding the local sewerage system raised by some local residents have been resolved due to remedial work that has been undertaken by Unites Utilities in Autumn 2016. It also states that a pedestrian crossing island has been installed on the A6 some 100m to the south of the site.

Officer Response: The provision of a pedestrian crossing island to the south of the site is acknowledged in the LCC Highway response and no further assessment is deemed necessary.

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 03.05.2017

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
16/00621/FUL	Lyndsey Hayes	3	112-118

DESCRIPTION OF DEVELOPMENT

Two storey rear extension (resubmission of planning application 15/00618/FUL)

REPRESENTATIONS

A further two letters have been received objecting to the proposal (one of these letters has been circulated to committee members prior to this meeting together with that objector's original letter and photographs, the content of which is reported in the main report). Concerns relate to –

- The revised plans do not alleviate the overpowering and claustrophobic atmosphere the higher wall will create;
- Reduces the space between property;
- Parking and access problems as a result of the extension being wider;
- The proposed extension should be moved nearer the northern boundary as this property is up for sale;
- The extension is large and out of keeping with the cottage;
- Concerned that much of the rural and picturesque village is changing;
- Allowing old cottages to change their rural appeal and character is out of keeping;
- A more modest extension single storey extension would be more appropriate;
- Adverse impact on adjoining properties due to high and imposing construction;
- Village has major problems with parking space, and the occupants at the extension would have insufficient space to park vehicles.
- Further amendments should be sought.

OFFICER COMMENTS

The comments largely reiterate those concerns previously raised and considered within the main committee report. With respect to comments requesting amendments / repositioning of the extension, members are respectfully advised that it is the proposed scheme which is to be considered. With respect to comments about an adjacent property being on the market for sale, members are respectfully advised that this is not a material planning consideration and has no bearing on the assessment. There is no change to the recommendation or the suggested conditions.

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