



## **Planning Committee Agenda**

**Wyre Borough Council**  
**Date of Publication: 30 May 2017**  
**Please ask for : Carole Leary**  
**Democratic Services Officer**  
**Tel: 01253 887444**

**Planning Committee meeting on Wednesday, 7 June 2017 at 2.00 pm  
in the Thornton Little Theatre, Four Lane Ends, Thornton, FY5 3SZ**

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|------------|---|----------------------|
| <b>8.</b>  | <b>Item 01 - Land off Brockholes Crescent, Poulton-le-Fylde</b> | <b>(Pages 1 - 4)</b> |
| <b>9.</b>  | <b>Item 02 - Royal Oak, Poulton-le-Fylde</b>                    | <b>(Pages 5 - 6)</b> |
| <b>10.</b> | <b>Item 03 - Land off Ingol Lane, Hambleton</b>                 | <b>(Pages 7 - 8)</b> |

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## PLANNING COMMITTEE UPDATE SHEET

**COMMITTEE DATE: 7 June 2017**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
16/00742/OUTMAJ	Lydia Harper	01	25-53

### **Consultee response**

Lancashire County Council as the Local Highway Authority have confirmed their formal comments on the application. The comments remain the same as included in the committee report (paragraph 6.7 and paragraphs 9.5.4 – 9.5.8) except that trigger points have now been added to their requirements for access and off-site highway works and section 106 contributions.

With regard to the section 106 contributions the £6,000 for Travel Planning should be paid prior to the commencement of the development and the £85,000 for the Poulton Mitigation Strategy should be paid prior to occupation of the 50<sup>th</sup> dwelling. These triggers will be reflected in the section 106 agreement accordingly.

With regard to the trigger points for the access and off-site works these are indicated under the conditions subheading below in the recommended update of planning condition 17.

LCC have also been asked to clarify whether or not the recommended footway repatch and repair footways requirements can legitimately be controlled through a planning condition and meet the five tests in the NPPF (paragraph 206) i.e. it is necessary, relevant to planning and to the development, enforceable, precise and reasonable in all other respects. LCC confirm they consider that the work is necessary as a consequence of the development and that the condition meets the NPPF test.

### **Assessment**

There are references at paragraphs 3.2, 9.3.3, 9.5.8 and 9.8.5 to linkages between the application site and the adjacent development sites. Whilst there is scope to pursue links to the east it is suggested that no link could be made to the west (the Redrow site). This is due to there being no path along the southern edge of the approved Redrow development, an area of wetland grass along the northern part of the common boundary and a continuous hedge along the remainder of that boundary. No such pedestrian connection from the Redrow site to this application site is shown on the approved Redrow site layout plan. Potentially, however, there may be opportunities to provide footpath links with breaks through the boundary hedge to link with the adjacent development's footpaths. This pedestrian access would have to be considered in connection with the discharge of the recommended condition 19 subject to an amendment to that condition to include reference to land to the west as well as to the east. If found to be

achievable it could then be considered at reserved matters stage for the application site under consideration of layout.

**Conditions** – amendments to conditions 17 and 19

17 No part of the development hereby approved shall commence until a timescale for the construction of the site accesses and the agreed scheme of off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority. The highway improvements shall thereafter be constructed in accordance with the agreed timescale and agreed scheme of off-site works of highway improvement. The agreed scheme of highway improvements/works are as shown on drawings 0520-01C, 0520-04C, 0520-05 & 0520-06B and include:

- (i) Repatch and repair existing footway on east side of Holts Lane between Brockholes Crescent and proposed pedestrian refuge on Garstang Road East, including provision of tactile paving at crossing points **(to be implemented prior to occupation of 5th dwelling)**;
- (ii) Repatch and repair existing footway on south and west side of Brockholes Crescent between Holts Lane access and Main Drive, including provision of tactile paving at crossing points **(to be implemented prior to occupation of 5th dwelling)**;
- (iii) Repatch and repair existing footway on south side of Main Drive between Brockholes Crescent and Carr Head Lane Drive, including provision of tactile paving at crossing points **(to be implemented prior to occupation of 5th dwelling)**;
- (iv) Revise layout of Main Drive / Brockholes Crescent junction to reduce bell mouth and introduce dropped kerbs and tactile paving to provide a safer environment for pedestrians **(to be implemented prior to occupation of 5th dwelling)**;
- (v) Introduce pedestrian / cycle refuge on Garstang Road East in the vicinity of the junction with Holts Lane. Pedestrian / cycle refuge to be sited on the desire line of residents of the proposed development undertaking trips to Tesco, Hodgson Academy and Poulton town centre **(to be implemented prior to 1st occupation)**;
- (vi) Upgrade 2no bus stops (with shelters) on Garstang Road East, (implemented prior to 1st occupation). These are located at:
  - Westbound services: 90m east of Holts Lane
  - Eastbound services: 120m west of Holts Lane;
- (vii) Introduce a new bus stop on Carr Head Lane. Details to be agreed **(to be implemented prior to 1st occupation)**;
- (viii) Garstang Road East / Holts Lane junction - introduce right turn lane waiting areas on Garstang Road East to cater for movements into Holts Lane and Argyle Road **(to be implemented prior to 1st occupation)**;
- (ix) Hardhorn Road / Highcross Road / Beech Drive junction – widening of Hardhorn Road to provide right turn facility into Highcross Road **(to be implemented prior to occupation of 35th dwelling)**;
- (x) Lower Green / Garstang Road East – widen Lower Green approach to signals to increase length of two lane approach **(to be implemented prior to occupation of 10th dwelling)**;
- (xi) Hardhorn Road / Garstang Road East – minor kerbing works and provision of "Z" marking to facilitate safer turning movements. **(implemented prior to occupation of 25th dwelling)**;

(xii) Site access to Brockholes Crescent (**implemented on commencement of development**)

*For ease of referencing the bullet points have been changed to a numbered list and for clarity the requirement for site access provision has been added to the list. The reason for the condition remains unchanged.*

19. As part of any reserved matters application where layout is applied for, details of footpath links between the application site and the adjacent land to the east, **and between the application site and the adjacent site to the west if found to be achievable**, including details of their maintenance and management, shall be provided. The footpath links shall be constructed in accordance with the approved details prior to first occupation of any of the approved dwellings or completion of the development, whichever is the sooner. Thereafter the footpaths shall be managed and maintained in accordance with the approved details.

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## PLANNING COMMITTEE UPDATE SHEET

**COMMITTEE DATE: 7<sup>th</sup> June 2017**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00070/FULMAJ	Lydia Harper	02	54-72

### THE PROPOSAL

Variation of condition 2 on application 14/00928/FULMAJ to allow for the full demolition of existing building and the erection of a three storey and part two storey apartment block (12 apartments) including associated access/parking provision and a cycle store.

### Additional Consultation Responses

Since the publication of the Committee Report there has been an additional consultation response from National Grid in relation to the proposal due to the sites proximity to a Major Accident Hazard Pipeline.

National Grid do not object to the proposed development, however advise whilst it is unlikely that the works would affect the pipeline there is potential should there be any excessive levels of vibration caused by the demolition or building related activities. They also advise that a low pressure gas main is in very close proximity to the public house which due to its material and proximity make it much more susceptible to leakage from potential vibration from the works.

Therefore National Grid have requested that an informative is attached so that prior to commencing works the applicant/developer is advised to contact National Grids Plant Protection Team.

The site also falls within the consultation zone for the Health and Safety Executive (HSE) and as such the necessary PADI+ procedure has been undertaken, the result of which is that the HSE do not advise against the development.

### Informatives

The following additional informative is recommended in the event that Members are minded to permit this application:

**Note:** Due to the proximity of the site to a Major Accident Hazard Pipeline and a Low Pressure Gas main, the applicant/developer is advised to contact National Grids Plant Protection Team on 0800 688 588 or e-mail address [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) prior to any development commencing including demolition works.

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## PLANNING COMMITTEE UPDATE SHEET

**COMMITTEE DATE: 7<sup>th</sup> June 2017**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00246/FUL	Lydia Harper	03	73-83

### THE PROPOSAL

Erection of one detached dormer bungalow with associated access and landscaping

### Additional Supporting Information

Since the publication of the Committee Report the agent has e-mailed further supporting documentation to Members of the Planning Committee.

Firstly the agent has set out that the applicant is a local farmer who wishes to build a single bungalow for himself on his own land.

**Officer Response:** Members are respectfully reminded that this is not a material planning consideration as the proposal is for a single market dwelling with unrestricted occupancy.

Secondly it is highlighted that other local farmers have recently been given permission for numerous dwellings in the locality. The agent has provided 5 Delegated Officer reports for recent decisions on site of 1 and 2 dwellings all of which have been approved. It is of the opinion of the agent that the visual impacts of these approved schemes are considerably greater than that proposed in this application. The 5 sites for which reports have been submitted are:

- 16/01026/OUT - Land Fronting 934 Garstang Road Myerscough Planks Myerscough - Outline application for the erection of two detached dwellings with all matters reserved – Permitted 14/03/2017
- 16/00731/FUL – Land adjacent to Taye House Moss Side Lane Stalmine -Erection of one detached dwelling (re-submission 16/00017/FUL) – Permitted 31/01/2017
- 16/00867/OUT - Land South Of 2 Cold Row Cottages Carr Lane, Hambleton - Outline application for the erection of 2 detached dwellings with access and layout applied for (all other matters reserved) – Permitted 16/01/2017
- 16/01067/OUT - Land Adjacent Meadowcroft Moss Side Lane Stalmine - Outline application for the erection of one dwelling with access for consideration – Permitted 10/02/2017
- 16/00971/FUL - Land Rear Of Moor End Cottages North Of Back Lane Stalmine - Erection of 1 No detached dwelling – Permitted 17/02/2017

**Officer Response:** Each application is assessed based on their own planning merits including the visual impacts of each scheme. In relation to the 5 sites referred to above these were all sites fronting onto a highway and located next to existing built development. They are therefore different to the proposal which does neither. A full assessment of the visual impacts of this scheme are set out in the Committee Report.

Thirdly the agent disagrees with the officers observations set out in paragraphs 9.7 and 9.8 of the Committee Report and feels that the submitted Visual Impact Assessment and Sustainability Assessment have not been duly considered.

**Officer Response:** The benefit of a site visit will enable Members to appreciate the visual impact of the proposal and visibility from its surroundings, with officers maintaining the view that it would be visually isolated and poorly related visually to the existing arrangement of nearby built form. The supporting visual impact assessment and sustainability assessment submitted by the agent have been considered in conjunction with the officer's own site visit and assessment to establish the impacts upon character of the landscape and the surrounding area. This e-mail from the agent does not alter the officer's recommendation to refuse planning consent.