



## **Planning Committee Agenda**

**Wyre Borough Council**  
**Date of Publication: 29 August 2017**  
**Please ask for : Carole Leary**  
**Democratic Services Officer**  
**Tel: 01253 887444**

**Planning Committee meeting on Wednesday, 6 September 2017 at 2pm  
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

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|-----------|--|----------------------|
| <b>7.</b> | <b>Item 01 - Land off Calder House Lane</b>    | <b>(Pages 1 - 2)</b> |
| <b>8.</b> | <b>Item 02 - Land South of the A586</b>        | <b>(Pages 3 - 4)</b> |
| <b>9.</b> | <b>Item 03 - Land off Lambs Road, Thornton</b> | <b>(Pages 5 - 6)</b> |

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## PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 06/09/17

APPLICATION NO.	ITEM NO.	PAGE NOS.
15/00928/OUTMAJ	01	8-45

### Representations

Since the report has been published there have been four representations received raising the following issues:

- The stream across the site flooded in the recent rains and the field and the road floods
- The development would be vulnerable to flooding
- The flooding situation may change in the near future
- Potential for surface water flooding
- The scale of development should be reduced given the proximity to the Forest of Bowland and the potential for flooding
- Loss of views
- Increased traffic
- Impact on highway safety
- Inadequate parking/parking on roads is a problem
- Impact on nearby listed buildings
- Housing would not be affordable to young people
- Increased pressure on education and medical provision
- Increase in housing density
- The land is not an infill site
- Impact on community good-will

### Officer Response

The issues of principle, scale of development, visual impact, heritage impact, highways impact, drainage and flood risk have been addressed in the officer report.

The acceptability of the proposed housing density is discussed in the introductory report to Committee.

The local community has been consulted on the application by way of a press notice, a site notice and individual neighbour letters. The responses received have been reported to the Committee.

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## PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 06/09/17

APPLICATION NO.	ITEM NO.	PAGE NOS.
16/00651/OUTMAJ	02	46-69

### Representations

Since the report was published there have been seven representations received raising the following points:

- Development would be out-of-character and over-bearing
- Lack of infrastructure within Great Ecclestone to support the development
- Cumulative impact with other schemes
- Housing should not be permitted as the A586 is a dangerous road
- There would be three access points in close proximity
- An acceleration/deceleration lane is needed
- The relocation of the layby would make egress from existing properties dangerous
- The relocation of the layby would not be in accordance with relevant guidance
- The proposed traffic island could cause highway safety issues
- Impact on highway safety on Back Lane
- Existing properties and access points are not shown on the submitted plans
- The layby would generate noise, traffic fumes, litter and anti-social behaviour
- Loss of privacy and security
- The litter bin by the existing layby is not adequately serviced
- The hedgerows could not be properly maintained if the layby is relocated
- The development could set a precedent for further development
- Existing properties have not been permitted to have vehicle access points onto the A586 and previous applications on this land have been refused
- Traffic speeds are higher than the 50mph limit
- Increased congestion
- The highway works should be paid for by the developer rather than the tax payer
- Website link is incorrect

The acceptability of the development in principle, including the impact on the character of the area, the acceptability of the scale of development, cumulative impact and general highway safety has been addressed in the officer report.

The application is made in outline, all matters, including access, are reserved for later consideration. Whilst the applicant must demonstrate that a safe access to the site can be provided, the details of the access are not a matter for consideration at this stage. Vehicular access onto Back Lane is not considered to be acceptable and so any vehicular access must be onto the A586. The existing layby must be relocated in order for a safe access onto the A586 to be provided. The indicative plans submitted show that a safe vehicular access point can be provided. This is all that can be required at outline stage. The details of the access including the details of the relocation of the layby would have to be agreed at reserved matters stage. Any relocation of the layby would also be subject to a separate highways procedure. As such, it would not be reasonable for the current outline application to be refused on the basis of the relocation of the layby.

### Correction

Paragraph 2.1 – the existing warehouse use is to the **east** of the site not the west as stated.

### Condition

It is recommended that condition 13 be amended as follows:

(a) Prior to the commencement of the development hereby approved, a scheme for ~~the site access and any~~ associated **off-site** highway works on the A586 shall be submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, the scheme shall include ~~the site access~~, the provision of traffic islands/pedestrian refuges, street lighting, traffic signs, road markings and the repositioning of the lay-by ~~as indicated on drawing ref. T2232/H/02~~.

(b) Prior to the commencement of the development hereby approved, the scheme agreed under part (a) above shall be implemented in full and in full accordance with the approved details.

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users; to ensure safe and convenient access for future residents; and to ensure that traffic generated by the development does not result in a detrimental impact on highway function or safety, in accordance with the provisions of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

## PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 06/09/17

APPLICATION NO.	ITEM NO.	PAGE NOS.
17/00050/REMAJ	03	70-91

### Consultee responses

Lancashire County Council (Local Education Authority) – the developer must inform LCC once reserved matters approval is granted so that education contributions can be reassessed based on detailed bedroom information.

### Agent comments

The agent has highlighted the following:

The housing mix proposed on site has been split within the officer report to reflect the affordable and market housing provision separately. The agent considers this to be misleading.

The overall housing mix for the site is as follows (percentages rounded to nearest whole number):

- 1-bedroom, previously 8% (12/157), now 8% (12/157)
- 2-bedroom, previously 17% (26/157), now 15% (24/157)
- 3-bedroom, previously 13% (21/157), now 13% (21/157)
- 4-bedroom, previously 53% (83/157), now 55% (87/157)
- 5-bedroom, previously 10% (15/157), now 8% (13/157)

An additional area of public open space measuring some 320sq m has been provided to the front of the apartment block on plots 50-55. The total area of public open space proposed on site is therefore 0.108ha.

### Representations

Since the report has been published there have been three representations received raising the following points:

- No need for the development
- Premature in advance of local plan
- Conditions should be discharged before reserved matters approval is granted
- There is a covenant in place that would prevent building
- No open space is proposed
- Lambs Road is unsuitable for HGVs
- Officer advice to the Committee in respect of public open space has been inconsistent and contradictory
- The reserved matters proposal differs from that granted approval at outline stage
- The submitted travel plan is inaccurate

## Officer Response

The matter of need for the development was addressed at outline stage and the acceptability of the proposal in principle, regardless of the stage of development of the local plan, was established through the grant of outline planning permission through appeal. Land covenants are a private legal matter for resolution and fall outside of the remit of the planning system. Impact on the highway network, in terms of both the construction and operational phases, is a matter to be addressed at outline stage.

As explained at the previous Committee meeting, public open space has historically been considered a matter for resolution at reserved matters stage as part of the agreement of site layout. On this basis, no condition to secure public open space was requested as part of the appeal process. Subsequently, this approach was challenged through the submission of a legal opinion. The Council has obtained its own legal advice that has confirmed that public open space provision must be secured at outline stage. As such, it would not be reasonable for the current reserved matters application to be refused based on the amount of open space provided.

With regard to the conditions attached to the outline permission, and as explained at the previous Committee meeting, there is no legal justification for the Council to refuse or delay the determination of the current reserved matters application on the basis that the conditions attached to the outline permission have yet to be discharged. Although a travel plan has been submitted, there is no scope to consider its content as part of this reserved matters application. The travel plan and its accuracy and adequacy will be considered as part of the discharge of condition process.