



Planning Committee Agenda

Wyre Borough Council
Date of Publication: 26 September 2017
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Democratic Services Officer
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**Planning Committee meeting on Wednesday, 4 October 2017 at 2.00 pm
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

- 6. Item 01a - Land on east side of Hollins Lane, Forton (Pages 1 - 2)**
- 7. Item 01b - Land east side of Hollins Lane, Forton (Pages 3 - 4)**

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 04/10/17

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Changes to report

Paragraph 6:10 should read as follows:

6.10 GREATER MANCHESTER ECOLOGY UNIT (GMEU) – The site comprises an agricultural field dominated by species-poor semi-improved grassland. It is not designated for its nature conservation value and it is not close to any specially designated sites. It has only low potential to support any specially protected or priority species. The mature hedge forming the boundaries of the site does however have some local nature conservation value. Note that part of this hedge will inevitably be lost to any approved development to enable new sightlines to be created for access to Hollins Lane from the new houses. The remaining hedge will be (very) fragmented. Recommend that compensation be sought for the losses to the hedgerow to require new hedgerow planting to be undertaken nearby, and new tree planting within the application site. The adjacent railway line also provides a useful green corridor; note the inclusion in the outline plans of a planted screen (landscape buffer) between the proposed new houses and the railway. Would support the inclusion of this feature although the retention of at least parts of the open views out to the [west east](#) of the site as far as the Bowland Fells should also be a consideration in the design of this landscape feature. Recommend a condition requiring a detailed Landscape Plan for the development to be submitted, incorporating new hedgerow planting and a landscape buffer between the built development and the railway. Further recommend that landscaping proposals improve the plant species diversity and diversity of structure planting on the site to enhance the biodiversity value of the site. There shall be no vegetation clearance during the optimum period for bird nesting (March to July inclusive).

Paragraph 9.3 should read as follows:

9.3 As the emerging Local Plan is not yet adopted, there is no up-to-date housing requirement for the borough set out in the Development Plan. However, the ‘Publication’ Draft Wyre Local Plan (2011 – 2030) was approved by Full Council on 7th September 2017 for a six week public consultation. The ‘Publication’ stage is an advanced stage in the local plan process. Although it does not have the full weight of an adopted Local Plan it has been approved as a material consideration in the determination of planning applications from the date of publication. It has been prepared based on the completed housing evidence. This includes the Strategic Housing Market Assessment (including the 2017 Addendum 3) which confirms that a figure of 479 dwellings remains a robust and appropriate OAN figure. However the local plan sets an annual housing requirement of 411 dwellings for the period 2011 to 2031 as the evidence supporting the Local Plan shows that the full OAN cannot be delivered. This is considered to represent a robust and sound figure within the context of constraints in the borough. In accordance with the NPPF the ‘Publication’ draft Wyre Local Plan allocates a number of key sites considered critical to the delivery of these new homes. This includes the application site (and neighbouring site to the western boundary along the Hollins Lane frontage) under policy reference SA1/15 – Land East of Hollins Lane, which is a proposed housing

allocation site for 51 dwellings. The current application seeks outline permission for up to 43 dwellings and so together with the approved neighbouring development of up to 8 dwellings, it would be in accordance with that allocation capacity figure. The provision of up to 43 dwellings would represent a notable quantitative contribution towards meeting the boroughs housing requirement, and being on a site allocated for housing in the 'Publication' Draft Wyre Local Plan weighs [significantly](#) in favour of the application [albeit limited at this stage](#).

Change to condition

11) No development shall commence until a scheme for the construction of the site access and the off-site works of highway improvement [namely, upgrading two quality bus stops on the northbound and southbound carriageway of the A6 closest to the New Holly PH and provision of a 2 metre wide footpath fronting Hollins Lane along the entire length of the development site], including a timetable for implementation, has been submitted to, and approved in writing by, the Local Planning Authority.

[There shall be no occupation of the development hereby approved until the site access and off-site works of highway improvement shall be constructed and have been](#) completed in accordance with the approved scheme details including approved timetabling and be retained and maintained thereafter.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999). The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application.

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There are 3 trees that are covered by a TPO on the road frontage of Hollins Lane as shown below as T2-T4 and one on the application site as shown below as T1 on the plan below. T1 is within an area shown as public open space and whilst T2-T4 are outside of the red edge they are within the blue edge. The site access is between T2 and T3 and are shown as being retained. The tree officer has confirmed there is no impact on the trees subject of this TPO.



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