



Planning Committee Agenda

Wyre Borough Council
Date of Publication: 21 February 2017
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**Planning Committee meeting on Wednesday, 1 March 2017 at 2.00 pm
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

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|-----------|--|----------------------|
| 6. | 01 - Arthurs Lane Hambleton | (Pages 1 - 2) |
| 7. | 01 - Arthurs Lane, Hambleton | (Pages 3 - 4) |
| 8. | 02 - Faulkners Fold Cottage Faulkners Lane Forton | (Pages 5 - 6) |

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 1st March 2017

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
16/00217/OULMAJ	Lyndsey Hayes	01	13-55

THE PROPOSAL

Outline application with all matters other than access reserved for a residential development of up to 165 dwellings with access taken from Arthurs Lane.

Update Map

The Map on page 55 of the main Committee Report is superseded by the Map attached to this update sheet. The change relates to the removal of school land from within the development site as per a revised plan received during the course of the application.

Revised Plan

The applicant is reverting back to one of its original proposals, which is to provide 0.52ha of compensatory land within the development site located adjacent to Hambleton Primary Academy for additional school playing field in lieu of land required to enable the Academy to expand in future to accommodate the additional primary places needed as a result of this development. This is illustrated on the revised plan received on 01/03/2017 reference: 6903-L-03 rev T. This land was shown as grazing land on a previous plan (rev S). Justification for providing this land is set out within the Education Provision section of this Committee Update Sheet.

Point of Clarification

Paragraph 9.38 of the main Committee Report refers to residents needing to travel to Preesall or Poulton-le-Fylde to access medical provision. However, there is such provision within Hambleton on Kiln Lane (Hambleton Health Centre) and this was taken into account in the data collected to inform the Settlement Study.

Additional Representation

A letter of support has been received from SP Broadway who are assisting the applicant with their final stage of consultation. The letter outlines the consultation carried out by the applicant prior to submitting their application which includes leaflets distributed to 450 homes and businesses. It outlines key socio-economic benefits from the development - new housing and affordable housing, public open space and community benefits including section 106 contributions – as well as how highways, drainage and ecology issues have been addressed.

Revised Consultation Response / Education Provision

LCC Education has produced an up-to-date calculation of contribution requirements based on their methodology. Calculated at the current rates and assuming the 165 dwellings are all 4 bedroom houses (this is the standard response for outline applications in the absence of known bedroom information) LCC will be seeking a contribution for 63 primary and 25 secondary school places which would result in a claim of £848,895.39 towards primary provision and £507,589.75 towards secondary provision. Once accurate bedroom information is available (at reserved matters stage) a reassessment will be required but this could result in a reduced pupil yield dependant on dwelling size.

LCC Education had initially named Stalmine Primary School as the intended school to use the education contribution to provide additional Primary places. A further response (dated 01/03/2017) names Hambleton Primary Academy. By way of background information, LCC is now able to name Hambleton because the applicant is reverting back to one of its original proposals, which is to provide 0.52ha of compensatory land within the development site adjacent to the Academy for additional school playing field to enable the Academy to expand to accommodate the additional 63 places. If the development is approved, Hambleton Academy has confirmed it would be in agreement to this land transfer / future school expansion. To ensure that the approach is in line with the Community Infrastructure Levy regulations, the County Council confirms that there are 0 secured Section 106 pooled against Hambleton Primary Academy. The land transfer is subject to a feasibility assessment and subject to all parties reaching agreement on the section 106. In the event that there is an issue with either the feasibility assessment or agreeing the section 106 agreement, then LCC will need to name a different school to receive the contributions. In that scenario, if Members are minded to approve the application, it would be brought back to Committee.

In terms of secondary provision, LCC intend to use the education contribution to provide additional Secondary places at Millfield Science and Performing Arts College. There are 3 secured Section 106 pooled against Millfield Science and Performing Arts College and it has also been proposed as an expenditure project in relation to application 16/00233 which is to be determined by the Planning Inspector. The approach is therefore in line with the Community Infrastructure Levy regulations.

Update to Condition 13

In light of the revised illustrative plan received on 01/03/2017 reference: 6903-L-03 rev T referred to above, condition 13 shall be amended as follows:

13. No part of the development hereby approved shall commence until a scheme for the construction of the site accesses in the locations identified on the submitted Development Framework plan ref. 6903-L-03 Rev S T and all the off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority. These works shall include:

- (a) site access junctions with Arthurs Lane*
- (b) improvement scheme for the A588/Bull Park Lane roundabout*
- (c) traffic calming / pedestrian improvements on Arthurs Lane*
- (d) pedestrian footway improvements on Church Lane*

For the purposes of this condition, it is recommended that these highway works are carried out as part of a Section 278 legal agreement with Lancashire County Council as the Local Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Local Highway Authority that the final details of the highway scheme and works are acceptable before work commences on site, in the interests of highway safety.

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 1st March 2017

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
16/00500/FUL	Lyndsey Hayes	02	56-75

THE PROPOSAL

Erection of a replacement dwelling (following the demolition of existing dwelling)

Amendment / Correction (paragraph 6.2)

Since the publication of the Committee Report it has been brought to the attention of the Case Officer that a second response from Forton Parish Council was submitted on the 14th September 2016 objecting to the proposal. The Parish Council wish to object to the proposal and highlight the following observations:

The Parish Council are aware that we had previously indicated that we did not object to this application, but at our recent meeting we reflected on our decision and have reconsidered it. Our view is that it is quite wrong to have endorsed the destruction of an attractive 18th Century stone cottage in this charming hamlet and we do not continue to do so. The cottage is part of the heritage of Forton and deserves to be nurtured and preserved as does the historic character of Faulkner Lane. As such, we do not consider the proposed replacement property should be granted permission, nor the cottage destroyed.

Officer Response: Whilst the objection from the Parish Council is noted, no new issues are raised and impact on heritage is considered in paragraph 9.22 of the main Committee Report. No change / update to the assessment is required and the recommendation that planning permission be granted subject to conditions remains.

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