



Supplements/Update Sheets to the Planning Committee Agenda

Wyre Borough Council
Date of Publication: 3 October 2018
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**Planning Committee meeting on Wednesday, 3 October 2018 at 2.00 pm
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

Planning Applications

(Pages 1 - 4)

**Update Sheet attached for Item 1, Application No:
17/00267/OUTMAJ - Selbys Pig Farm, Little Tongues Lane,
Preesall, Lancashire, FY6 0PD**

Outline application for the erection of 10 dwellings with access from Little Tongues Lane / Bourbles Lane and layout applied for (all other matters reserved).

**Update Sheet attached for Item 2, 18/00008/FUL -
Morrisons Supermarket Car Park, Amounderness Way, Thornton
Cleveleys, Lancashire, FY5 3TS**

Erection of two-storey restaurant with associated drive thru (Class A3/A5), car parking, landscaping and associated works, installation of outdoor seating area and two customer order displays. 3m high acoustic fence to boundaries. 6 CCTV cameras on building.

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 3 October 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00267/OUTMAJ	LYNDSEY HAYES	01	7-23

UPDATE ON HOUSING NEED/SUPPLY POSITION

Paragraphs 1.7 and 1.8 (page 8) of the committee report explain that the new local housing need figure based on the standard methodology calculation is 317 dwellings per annum (dpa) and that this should be used until the Emerging Local Plan figure of 464 dpa is adopted. The draft calculation against this figure was 9 years supply.

Since the Committee Agenda was published the Council has published its Housing Land Supply Position Statement (20.09.18). It sets out an updated methodology and five year housing land supply calculation. The 317 dpa figure is revised to 281 dpa (due to the publication of the 2016 based household projections for England on 20th September 2018). The Council have a current deliverable housing land supply of 11.2 years based on this 281 dpa figure (which is more than the 9 years initially estimated).

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ADDITIONAL CONSULTATION RESPONSE

HIGHWAYS ENGLAND - Further response received on 25/09/18 confirms they have no issues with the scheme at Thornton roundabout being proposed by McDonalds following discussions with Lancashire County Council Highways as shown in drawing reference 3385-07A and content for this drawing to be referenced in the respective condition (as set out in condition 17). Agree to the submitted travel plan (their previous comment requested this to be submitted for approval and so condition 18 will need to be updated accordingly).

WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (AIR QUALITY) – Reviewed the Air Quality Assessment received on 01/10/18. Unfortunately the methodology was not agreed with the applicant beforehand and is deficient in some areas, including data and receptor points used and fails to determine the precise impact on neighbouring properties including any mitigation which may be necessary to reduce the impact or justification of the design and layout proposed. Notwithstanding this, due to existing baseline conditions (the site is not close to a designated area of poor air quality) the impact from the development is not considered to take it above (unacceptable) air quality objectives / limits and does not recommend refusal on the grounds of poor air quality.

CHANGES TO CONDITIONS/REASONS

Wording of condition 18 to be altered to state:

18. The approved Travel Plan (ref: ADL/CC/3385/13A dated September 2018) shall be implemented and operational from the point of the first operation of the development hereby approved, for a period of not less than five years from this point.

Reason: To ensure the development maximises sustainable travel options for users of the development and to protect highway safety in accordance with the NPPF and Policy SP14 of the Adopted Wyre Local Plan.

ADDITIONAL REPRESENTATION

One additional neighbour letter received expressing concerns about the location due to increase in traffic and congestion. These issues are previously covered in the main committee report.

