



Planning Committee Agenda

Wyre Borough Council
Date of Publication: 27 February 2018
Please ask for : Carole Leary
Democratic Services Officer
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**Planning Committee meeting on Wednesday, 7 March 2018 at 2.00 pm
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

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| 6. | Item 01 - Hardhorn Road, Poulton-le-Fylde | (Pages 1 - 4) |
| 7. | Item 02 - Green Lane West | (Pages 5 - 6) |
| 8. | Item 03 - Green Lane West | (Pages 7 - 8) |

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 7 March 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/01154/FULMAJ	Mark Lynch	1	11-38

CONSULTATIONS

LANCASHIRE COUNTY COUNCIL (HIGHWAYS): A list of the conditions required have been provided. These are set out in full below.

REPRESENTATIONS

Notice has been received from the Planning Inspectorate that a formal request has been made for the Secretary of State to 'call in' the application for his own determination. The Secretary of State has 28 days in which to consider the request during which time the council may not issue any planning permission.

ADDITIONAL CONDITIONS

1. The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

2. Prior to the commencement of development a Traffic Management Plan (TMA) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMA shall include and specify the provisions to be made for the following:-
 - The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant and materials used in the construction of the development;
 - Storage of such plant and materials;
 - Wheel washing facilities;
 - Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
 - Routes to be used by vehicles carrying plant and materials to and from the site;
 - Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reason: To protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.

3. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established].

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

4. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

5. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

The highway works shall include;

- Site access as per drawing P001 (subject to technical approval).
- Upgrade 2No. bus stops to include raised boarding area, road marking and associated signing (Quality Bus Stop standards) and bus shelter for northbound service.
- Provide new footway at junction of Hardhorn Road and Longhouse Lane junction and tactile paving at crossing point.
- Widen / reclaim footway to minimum of 2m along site frontage.

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

6. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 5

has been constructed and completed in accordance with the scheme details.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

OFFICER COMMENTS

That the application be approved subject to the Secretary of State determining that the decision may be made by the Local Planning Authority, and subject to conditions and a S106 legal agreement to secure appropriate financial contributions towards local education and Affordable Housing. That the Head of Planning Services be authorised to issue the decision on the satisfactory completion of the s106 agreement.

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 7 March 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00177/FULMAJ	Mark Lynch	2	39-56

CONSULTATIONS

CABUS PARISH COUNCIL: Note that the usage of the units are unspecified at present and seek assurance that the usage is confined to light industrial use which will not impact upon the domestic well-being of local residents and that suitable landscaping is installed.

OFFICER COMMENTS

Since the publication of the committee report further discussions have taken place between planning officers and Environmental Health officers with regards to the proposed B2 uses in respect of concerns about noise, and proximity to neighbouring properties. Environmental Health officers are currently reconsidering the potential impacts of the development on the amenity of neighbouring and nearby residential properties.

RECOMMENDATION

That the application be deferred to enable re-consideration of the proposal by Environmental Health officers.

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 7 March 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00210/FUL	Mark Lynch	3	57-74

CONSULTATIONS

The Committee report, whilst correct in referencing (in section 6.1) of the committee report the original response to this application and the adjacent proposal from Garstang Town Council, incorrectly omits the second response received from Garstang Town Council in relation to this specific application for 2no. B2 units. This response is set out below;

GARSTANG TOWN COUNCIL: Object to the application for the following reasons.

1. Noise or disturbance resulting from use, including proposed hours of operation.

The Town Council are concerned about the delivery times, especially in early mornings.

2. Smells and fumes

Meat processing is proposed on the site; there will be resulting odours.

3. Layout and density of building design, visual appearance and finishing materials

The meat processing unit is out of character, with light industrial use on the rest of the site.

4. Inadequate landscaping or means of enclosure

The proposed site is not fully landscaped.

CABUS PARISH COUNCIL: Concur with the Garstang Town Council objections to the 17/00210/FUL application (response dated 18 December 2017) which appears to have been overlooked according to the paperwork provided for the Planning Committee 7 March 2018 planning application paperwork which only references the 25 April 2017 Garstang Town Council response, not the most recent response.

In addition, whilst we support local business endeavours and welcome capital investment in Cabus, we are concerned about the potential hazards associated with the proposed meat processing plant activities:

1. Surface water disposal and potential pollution to drinking water – concerns raised as to the risk associated with the proposed meat processing business in this location
2. Noise/light pollution and disturbance resulting from use, including proposed hours of operation – we are concerned about the delivery times, especially in early mornings
3. Location – close to domestic dwellings and impact of resulting odours/noise/vermin
4. Inadequate landscaping or means of enclosure - the proposed site is not fully landscaped

OFFICER COMMENTS

Since the publication of the committee report further discussions have taken place between planning officers and Environmental Health officers with regards to the proposed B2 uses in respect of concerns about noise, and proximity to neighbouring properties. Environmental Health officers are currently reconsidering the potential impacts of the development on the amenity of neighbouring and nearby residential properties.

RECOMMENDATION

That the application be deferred to enable re-consideration of the proposal by Environmental Health officers.