



Planning Committee Agenda

Wyre Borough Council
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**Planning Committee meeting on Wednesday, 4 April 2018 at 2.00 pm
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

- 7. Item 02 - Garstang Show Fields** (Pages 1 - 2)
- 8. Item 03 - Land off Ormerod Street** (Pages 3 - 6)

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 4th April 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00088/FUL	Mark Lynch	02	84-95

THE PROPOSAL

Retrospective change of use of agricultural land to sports field/rugby pitch (Use Class D2) (between 1st September to 30th April)

Additional neighbour representations

Since the publication of the Committee Report, 1 additional letter of objection has been received. The primary reasons for opposition are:

- Difficulties in congestion when cars park either side of Wyre Lane
- Potential issues for emergency services access the site
- Suggested condition that double yellow lines are painted along the pinch points on Wyre Lane from Yewlands Drive to Peacock Drive
- Marshals should be provided by the rugby club

Officer Response: *Lancashire County Highways have not raised any objections to the proposal and have advised that the proposed parking provisions is sufficient to accommodate the proposal. In relation to the observation relating double yellow lines this would be controlled via separate legislation under the Highways Act 1980 and it would not be reasonable or enforceable to attach a suggested condition as highlighted above.*

Additional letter of support from applicant

Since the publication of the Committee Report, 1 additional letter of support has been received. The points raised within the report are:

- Sports bring the local community together
- The field will be predominantly used on Sundays when both pitches on Hudson Park are being used or when the pitches at Hudson Park are unfit to use
- Any mid-week training will only take place in September and April in daylight hours
- There will be no floodlighting required
- The parking provisions is more than adequate
- It is identified in the Wyre Borough Sports Strategy that Garstang RUFC require more pitches
- Approving the proposal will help fulfil the Rugby clubs needs

Officer Response: *No additional comments or assessment required*

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 4th April 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00320/FULMAJ	David Thow	03	96-124

PROPOSAL: Erection of 17 houses and associated works (resubmission of 16/00514/FULMAJ)

SITE: Land off Ormerod Street, Thornton Cleveleys

Members will be aware that main agenda report contains a number of outstanding consultee responses. These include the Lead Local Flood Authority and the Council's Environmental Protection Team. These responses have now been received and their comments are as follows:

1. **Lead Local Flood Authority:**

Comments provided in this representation, including conditions, are advisory and it is the decision of the Local Planning Authority (LPA) whether any such recommendations are acted upon. It is ultimately the responsibility of the Local Planning Authority to approve, or otherwise, any drainage strategy for the associated development proposal. The comments given have been composed based on the current extent of the knowledge of the LLFA and information provided with the application at the time of this response.

The Lead Local Flood Authority **wishes to withdraw its objection** to the proposed development which will be acceptable subject the inclusion of the following planning condition(s), in consultation with the Lead Local Flood Authority:

Condition 1 - Appropriate surface water drainage scheme to be submitted

No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate which has been calculated at 5 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason:

To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off the site resulting from the proposed development in accordance with Policies ENV13 and ENV15 of the adopted Wyre Borough Local Plan 1999 (Saved Policies).

Condition 2 – No Occupation of Development until completion of SuDS in accordance with agreed SuDS Scheme and Management & Maintenance Plan

No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason:

To ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system, all in accordance with Policies ENV13 and ENV15 of the adopted Wyre Borough Local Plan 1999 (Saved Policies).

Condition 3 - Surface Water Lifetime Management and Maintenance Plan

No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reason:

1. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system, all in accordance with Policies ENV13 and ENV15 of the adopted Wyre Borough Local Plan 1999 (Saved Policies).

2. Environmental Protection Officer (Noise):

I have reviewed the additional noise report (no. 1355) by MES, dated February 2018. On the basis that the exact glazing, trickle ventilation and fencing specifications as noted in sections 1.7 and 1.8 of the report are made as planning conditions, I would have no further objections to the granting of planning permission for this development.

3. Affordable Housing:

The main report makes reference to securing the affordable housing through a S106 Planning Obligation. The applicant has requested that this be secured through a planning condition, due to the timescales involved and the fact that the end-user is an identified Registered Provider (Housing Association).

Government advice is to use planning conditions instead of S106 agreements where possible, in the interests of speed and efficiency, provided the condition concerned

achieves the end result and also satisfies the 'six tests' set down in the National Planning Practice Guidance. The Planning Inspectorate has used a standard planning condition to secure affordable housing that has been adopted by other local planning authorities where the risk of non-delivery is low (normally in the case where a Housing Association is on-board to deliver and manage the affordable housing scheme in question). The model condition, which is printed below, reflects the standard content of a S106 in that it secures the number, location, tenure, occupancy criteria, management and retention of the affordable housing in perpetuity. In this case, it is considered that a planning condition is an appropriate method of securing the affordable housing and the following condition is recommended:

"The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework 2012 or any future guidance that replaces it. The scheme shall include:

- (i) the numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 100% of housing units;
- (ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- (iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved);
- (iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- (v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: In the interests of securing affordable housing, given the relaxed development standards applied to the approved development, having regard to Policies HP2 and HP3 of the Submission Draft Wyre Local Plan (January 2018) and SP14 of the adopted Wyre Borough Local Plan 1999 (Saved Policies), coupled with the requirements of paragraphs 159 and 174 and the definition in Annex 2 of the National Planning Policy Framework 2012."

Conclusions

It is recommended that the three conditions recommended by the Local Lead Flood Authority are substituted for the surface water drainage condition 11 included in the main report and that the affordable housing condition set out above is added to the recommended list of conditions. The recommendation to approve the application remains.