



Wyre Borough Council  
Please ask for : Carole Leary  
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## **Planning Committee Supplement**

**Planning Committee meeting on Wednesday, 6 March 2019 at 2.00 pm  
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

6. **Planning Committee Update Sheet for Item 1 18/01008/FUL - The former Breck Club - 28A Breck Road, Poulton-Le-Fylde, FY6 7AQ** (Pages 1 - 4)
7. **Update Sheet for Item 2 - 18/00339/FUL - Layby, adjacent Preston Lancaster Road, A6, Fowler Hill Lane, Cabus Lancashire, PR3 1AW** (Pages 5 - 6)

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## PLANNING COMMITTEE UPDATE SHEET

**COMMITTEE DATE: 6<sup>th</sup> March 2019**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/01008/FUL	LYNDSEY HAYES	1	3-19

### Policy Update

The Wyre Borough Local Plan 2011-31 was formally adopted by the Council on 28.2.19 and so full weight should now be given to the new policies in this plan. Policies contained in the 1999 Wyre Local Plan have now fallen away. As this application was assessed against the emerging policies there is no change to the assessment or recommendation.

An updated version of the National Planning Policy Framework (NPPF) was published by the Government on the 19th February 2019. This makes some minor amendments to the NPPF published in July 2018. These minor amendments are not relevant to the nature of this application and so no changes to the assessment or recommendation as a result.

### Plan Update

A revised plan has been received confirming the landscape details to the front of the site.

### Additional Representation

A neighbour has provided additional comment on the proposed development:

*I would like to make a further comment re the planning committee document. The document accepts that there will be a loss of light and sunlight into our garden as a result of the development. It states that it is an acceptable loss. I would like to point out that to us it is not acceptable and we will be impacted heavily re loss of sunlight. We have a decked area at the bottom of our garden with seating which catches the evening sun. We will lose 3 hours of sun on this area following the development, which heavily impacts our enjoyment of the garden. I would like to ask you how you would feel if a proposed development removed 3 hours of sun from your garden. I bet you would not think it was acceptable then.*

With regard to the additional comments above issues of sunlight have been addressed in the report including on this neighbouring property and its rear garden.

### CHANGES TO CONDITIONS/REASONS

Change to **Condition 2** to the following wording:

The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application validated by the Local Planning Authority on 18 October 2018 including the following plans/documents:

- Site Location Plan dated 24/01/2019
- Proposed Site Plan - SP-0001 Rev P4 (Received 01.03.2019)
- West and East Elevations - EL-0001 Rev P4
- North and South Elevations - EL-0002 Rev P4
- Ground Floor Plan - GA-0001 Rev P4
- First Floor Plan - GA-0002 Rev P4
- Second Floor Plan - GA-0003 Rev P4
- Site Sections - SK-0004 Rev P4
- General Sections - SC-0001 Rev P4
- Proposed Drainage Layout - C-0865-01 Rev A
- Proposed Drainage Layout - C-0865-02 Rev A
- Drainage Strategy Report - C-0865 Issue 2 (Prepared by Hamilton Technical Services)
- Materials Specification - Received 18.02.2019 (Prepared by Carter-Zub Building Consultancy)
- Traffic Management Method Statement Rev A (Prepared by Carter-Zub Building Consultancy)
- Acoustic Survey - Report No: 1638-2 (Prepared by Martin Environmental Solutions)

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

The reasons given for conditions **3) 5), 6), 7), 8), 11), 12) and 13)** reference saved policy SP14 of the 1999 Wyre Borough Local Plan. Given the recent adoption of the new Local Plan this policy reference is now policy CDMP3 of the Wyre Borough Local Plan (2011 – 2031).

Additional **Condition (14)** to state the following wording:

*Prior to the first occupation or use of the dwelling labelled T1 on the approved plans, the glazing enclosing the second floor balcony shall be:*

- i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and*
- ii) 2m high.*

*The glazing (including any subsequent repaired or replacement window) shall be maintained and retained thereafter in accordance with this detail and any replacement glazing shall be of the same height and obscurity.*

*Reason: To safeguard the privacy of adjoining residents and in accordance with Policy CDMP3 of the Adopted Wyre Borough Local Plan (2011 – 2031).*

Additional **Condition (15)** to state the following wording:

*The landscaping works shall be carried out in accordance with the approved details SP-0001 Rev P4 (Received 01.03.2019) prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.*

*Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.*

*Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity in accordance with the provisions of Policy CDMP3 of the Adopted Wyre Borough Local Plan (2011 - 2031) and section 11 of the National Planning Policy Framework.*

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## PLANNING COMMITTEE UPDATE SHEET

**COMMITTEE DATE:**                      **6<sup>th</sup> March**                      **2019**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00339/FUL	Lyndsey Hayes	2	21-29

### Policy Update

The Wyre Borough Local Plan 2011-31 was formally adopted by the Council on 28.2.19 and so full weight should now given to the new policies in this plan. Policies contained in the 1999 Wyre Local Plan have now fallen away. As this application was assessed against the emerging policies there is no change to the assessment or recommendation.

An updated version of the National Planning Policy Framework (NPPF) was published by the Government on the 19<sup>th</sup> February 2019. This makes some minor amendments to the NPPF published in July 2018. These minor amendments are not relevant to the nature of this application and so no changes to the assessment or recommendation as a result.

### Plan Update

The internal layout has been amended following comments from the Council's Environmental Health Team (Food Hygiene) and a note added to the plan to confirm the external colour of the container would be green RAL 6005.

### Conditions

#### **2) Approved plans – Condition amended to refer to the updated drawings:**

The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 24th September 2018 including the following plans/documents:

- Revised Location Plan Scale 1:1250, received 10th December 2018;
- Revised Proposed Site Plan & Container Drg No.JT/KB/2626E, received 5th March 2019.

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

#### **3) External Finish – Condition amended to refer to specific colour (Moss Green – Ral 6005)**

Prior to first use of the development hereby approved, the external paint finish shall be applied to all external walls and the roof of the container in accordance with the

details shown on Revised Proposed Site Plan & Container Drg No.JT/KB/2626E, received 5th March 2019.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Adopted Wyre Borough Local Plan (2011 - 2031). The details are required prior to the container being brought onto the site because they were not submitted with the application.

The reason given for **conditions 4) – 7)** references saved policy SP14 of the 1999 Wyre Borough Local Plan. Given the recent adoption of the new Local Plan this policy reference is now policy CDMP3 of the Wyre Borough Local Plan (2011 – 2031).

**8) Waste and Foul Water Removal – condition added to ensure suitable details are secured.**

The development hereby approved shall be undertaken in strict accordance with the waste water and foul water management details as set out in the email from the agent, received 5th March 2019.

Reason: To minimise the risk of pollution that may cause harm to the amenity of the surrounding countryside in accordance with Policy CDMP1 of the Wyre Borough Local Plan 2011 - 2031.