



Wyre Borough Council
Please ask for : Carole Leary
Democratic Services Officer
Tel: 01253 887444

Planning Committee Supplement

**Planning Committee meeting on Wednesday, 5 June 2019 at 2.00 pm
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

- (a) Update Sheet for Item 1 - 19/00156/FULMAJ - Land South of Rosslyn Avenue, Preesall
Supplementary Information after the Planning Agenda has been published. (Pages 1 - 2)

- (b) Update Sheet for Item 2 - 19/00349/FUL - Land at Arthurs Lane, Hambleton, FY6 9AT
Supplementary Information after the Planning Agenda has been published. (Pages 3 - 4)

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5 June 2019

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
19/00156/FULMAJ	LYNDSEY HAYES	1	55-83

ADDITIONAL CONSULTEE RESPONSE

WBC Parks and Open Spaces Manager (TREES) – Details in the revised landscaping proposal are appropriate although suggest that the maintenance comments should include replacement of new trees which become diseased or die within the plan period and within the Notes regarding tree works it must be ensured that any Nesting Birds Survey must be undertaken by a suitable qualified and experienced ecologist.

Officer response – Condition 11 suitably deals with replacement of new trees and condition 10 deals with tree works so it is not necessary to amend the notes on this landscaping plan.

ADDITIONAL REPRESENTATIONS

Three additional objections have been received on the grounds of additional traffic and impact on drainage systems. These concerns / issues are sufficiently dealt with in the main committee report.

UPDATE TO SECTION 9.0 OF THE REPORT

Paragraph 9.3 (page 62) states *“the applicant has submitted an appeal to the Planning Inspectorate however no official start date has been set”*. Since the committee report was finalised we have received a start date from the Planning Inspectorate which includes a timetable for submitting documents. All details of the appeal are now available to view on the Council’s website under application reference number 18/00734/FULMAJ.

UPDATE TO SECTION 12.0 (RECOMMENDATION) OF THE REPORT

As affordable housing is being secured by the S106 agreement then for the avoidance of doubt, the recommendation in the main committee report is amended to include this as follows:

12.1 Grant planning permission subject to conditions and subject to a section 106 legal agreement to secure affordable housing provision and appropriate financial contributions towards sustainable transport improvements, green infrastructure and education provisions. Authorise the Head of Planning Services to issue planning permission upon satisfactory completion of the S106 agreement.

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19/00349/FUL	LYNDSEY HAYES	2	85-91

ADDITIONAL REPRESENTATION

An additional representation from Hambleton Primary Academy School has been received providing the following comments:

We have been sent the outline plans for the proposal of a substation right next to school grounds where we have an outdoor playing field and forest school area. There are no indications in the paperwork of any emissions that may result from the electricity sub-station and there is no information at all confirming that these emissions will not exist, so are unable to support the planned location. We feel that the estate is sufficiently large to house such a Substation at the other side of the development, away from where the children and adults are outside and adjacent to the fence on a daily basis.

We also feel that locating the Substation directly adjacent to the road/pavement will block the view of children and parents crossing and feel that the location needs to be at the far end of the estate.

Officer response: The nature of the development means there will be no emission of air pollutants. Any emission of electromagnetic radiation is required to comply with Government policy on exposure guidelines but this falls under separate legislation which would need to be satisfied and is not a material planning consideration for this application. Whilst there may be an alternative siting possible for the substation it is this proposed siting that has to be considered, and for the reasons outlined in the main planning committee report, the location proposed is considered acceptable.

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