



Wyre Borough Council  
Please ask for : Emma Keany  
Democratic Services Officer  
Tel: 01253 887476

## Planning Committee Supplement

**Planning Committee meeting on Wednesday, 2 October 2019 at 2.00 pm  
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

### 5. Planning Applications

(Pages 1 - 6)

Background Papers:

In preparing the following reports on this agenda the following documents have been used:

1. The Wyre Borough Local Plan (2011-2031)
2. Draft Revised Joint Lancashire Minerals and Waste Local Plan
3. Joint Lancashire Minerals and Waste Local Plan
4. Statements of Government Policy/guidance (NPPF, NPPG, Ministerial Statements etc.)
5. Supplementary Planning Guidance and evidence base documents specifically referred to in the reports
6. The application file (as per the number at the head of each report)
7. The forms, plans, committee reports and decisions as appropriate for the historic applications specifically referred to in the reports
8. Any additional information specifically referred to in each report.

These Background Documents are available either on line, or for inspection by request at Planning Services, Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU

### **Reports of the Head of Planning Services on planning applications to be determined at this meeting-**

#### **Item A:**

##### **Application Number: 18/00899/OUTMAJ.**

Land East Of Carr End Lane, Stalmine, Poulton-le-Fylde, Lancashire.  
Outline application for the erection of up to 65 dwellings with new access applied for off Carr End Lane (all other matters reserved) (re-submission of 18/00075/OUTMAJ).

#### **Item B:**

**Application Number: 18/00660/FULMAJ (Site Visit).**

Land East Of Hollins Lane, Forton, Preston, Lancashire.  
Residential development comprising of 60 dwellings with access from  
Hollins Lane, open space and associated infrastructure.

**Item C:**

**Application Number: 18/00680/OULMAJ (Site Visit).**

Land Off Holts Lane, Poulton-Le-Fylde, Lancashire.  
Variation of condition 03 (affordable housing) on application  
16/01043/OULMAJ

**Item D:**

**Application Number: 19/00367/FUL (Site Visit).**

Land At Kepple Lane, Garstang, Lancashire.  
Amendment to a single unit plot 16 (reserved matters approval ref:  
15/00672/RELMAJ) (part retrospective).

## PLANNING COMMITTEE UPDATE SHEET

**COMMITTEE DATE: 2 October 2019**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00660/FULMAJ	Lyndsey Hayes	02	63-91

### **Amendment to Report**

Within paragraph 9.15 (Page 75) of the committee report the assessment on the impacts upon neighbours refers to the neighbouring property Conder Mount as having a rear depth garden of approximately 7m. This is incorrect and should read 11.5m. The other dwellings Ashdell, The Burrow, Nannaby and Old Broadgate all have substantially large gardens of approximately 46m in length. This correction does not alter the overall assessment with respect to impact on residential amenity.

### **Update to Planning Condition 17**

Since the publication of the committee report the agent has provided an updated supporting technical noise memorandum in relation to the revised site layout. As a result the wording of condition 17 has been revised to relate to the latest mitigation measures required.

Revised condition 17 reads (amendments shown in text underlined):

*Prior to first occupation of the development hereby approved, the noise mitigation measures set out in the supporting Noise Assessment submitted with the application (by Sound Advice, dated 13/01/17 (ref GAA Hollins Lane) as supplemented by the Echo Acoustics Technical Memorandum dated 20th September 2019 shall be implemented (namely the 1.8m high acoustic boundary fence along the eastern boundary and acoustic window glazing for those plots identified in Figure 6 of the Echo Acoustic Technical Memorandum). The approved noise mitigation measures shall thereafter be retained and maintained.*

*Reason: To ensure there is no adverse effect on the health and quality of life of future occupants and to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).*

*Officers Response:*

The revised wording has been agreed by Officers and the applicant and provides more clarification to ensure the development is not adversely affected by the Noise pollution from the nearby west coast mainline.

This page is intentionally left blank

# **PLANNING COMMITTEE UPDATE SHEET**

**COMMITTEE DATE: 2<sup>nd</sup> October 2019**

<b>APPLICATION NO.</b>	<b>TEAM LEADER</b>	<b>ITEM NO.</b>	<b>PAGE NOS.</b>
18/00680/OULMAJ	Lyndsey Hayes	03	93-111

## **Education Re-assessment**

In learning that the number of units and housing mix is to be conditioned on this outline application, and given the length of time since the original assessment, a re-assessment of education contributions has been undertaken by the local education authority (Lancashire County Council). This confirms there is no longer a requirement for secondary school contributions from this development (due to updated pupil projections which no longer identify a shortfall of places). Primary school contributions remain a requirement, and these are assessed as £321,000.

## **Viability**

The viability assessment prepared by the applicant assumed that primary and secondary school contributions would be required, as this was secured in the original section 106 agreement tied with the original outline planning permission, based on LCC's assessment at that time. On that basis the total education payments were calculated as being £563,000. However, the latest education assessment reduces the total education contributions to £321,000.

A revised viability appraisal has been undertaken by Keppie Massie on behalf of Wyre Council on this basis. This shows that the reduction in education contributions has the effect of enabling a further five affordable housing units to be provided on the site in addition to the four previously recommended as being viable (resulting in nine affordable units in total from a development of 102 units). In terms of tenure, 4 of these units would be affordable rent and 5 would be shared ownership. This is still below the policy requirement of 30% on site affordable housing, but represents an improved position from that stated in the main committee report. Condition 3 would require updating accordingly.

The revised education position would need to be reflected in the deed of variation to the original s106 legal agreement. It is understood that LCC Education would still produce a re-assessment at the time of the reserved matters application, in which case the previous comments in the main committee report (paragraph 9.14) about the legal agreement including a clause that in the event of any surplus monies being available i.e. not required for education, these are to be paid as off-site affordable housing contributions, remains.

## **Condition 3**

**Update to Condition 3: Affordable Housing (changes illustrated by underlined text):**

3. Prior to commencement of development hereby approved, a scheme for the provision and retention of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The

affordable housing shall be provided and thereafter retained in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. Unless otherwise agreed in writing by the Local Planning Authority, the scheme shall include:

- a) the location on the site of the affordable housing provision to be made which shall consist of not less than 9 housing units, 4 of which shall be for affordable rent and 5 of which shall be shared ownership;
- b) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing];
- d) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing;
- e) 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: To ensure the adequate provision and delivery of affordable housing in accordance with the National Planning Policy Framework (July 2019).

# PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2 October 2019

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
19/00367/FUL	LYNDSEY HAYES	4	113-125

## CHANGES TO CONDITIONS/REASONS

The following changes are required to the listed plan numbers to reflect the correct plan submissions (changes shown in underlined text).

1. 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 2 July 2019 including the following plans/documents (NB: the approved detail is in respect of development falling within this application site boundary, as shown on the approved location plan, only):

- Planning Layout Drawing Number 455/P/PL01 Rev V
- Single Detached Garage 2010/DET/A/159
- Storey Heights Layout Drawing Number 455/P/SHL01 Rev B
- 2010 Range The Faringdon 2 ref Drawing Number 2010/FAR2/C/10
- Plot 16 proposed streetscene drawing Number 455/P/PSS01 REV B
- Hard Landscaping Layout 455/P/HLL01 Rev L
- Location Plan Drawing Number 455/P/SL01
- Refuse Strategy Layout Drawing Number 455/P/RSL01 Rev G
- Materials Layout Drawing Number 455/P/ML01 Rev L
- Plot Drainage Drawing Number 455/ED/13 Rev D
- Boundary Treatment Detail Drawing Number 455/P/BTD/01 Rev D
- Typical Window Details DB-SD07-004
- Detailed Landscape Proposals Drawing No. c-1327-02 Rev D
- Boundary Treatment Layout Drawing number 455/P/BTL01 Rev K
- External Levels Sheet 1 of 2 Drawing Number 455/ED/07 Rev F

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.

6. The development hereby approved shall not be first occupied or brought into use until the parking shown on the approved plan [planning layout Drawing Number 455/P/PL01 Rev V] has been laid out, surfaced and drained. The parking area(s) shall not thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Reason: To ensure that adequate off road parking is provided to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

