



Wyre Borough Council
Please ask for : Emma Keany
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Planning Committee Supplement

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

- (a) Application A- Land Off Rosemount Avenue, Preesall, FY6 0EY (18/00414/FULMAJ) (Pages 1 - 2)
Application Number: 18/00414/FULMAJ
Land Off Rosemount Avenue, Preesall, FY6 0EY
Residential development comprising of the erection of 46 dwellings with associated access and parking.
- (b) Application B- Land At Arthurs Lane, Hambleton, FY6 9AT (19/00167/FULMAJ) (Pages 3 - 4)
Application Number: 19/00167/FULMAJ
Land At Arthurs Lane, Hambleton, FY6 9AT.
Erection of 45 dwellings (net increase of 36 plots over and above the outline planning permission and subsequent reserved matters and 9 plot substitutions (1, 2, 44, 49, 68, 152, 153, 164 and 165)) and associated works including electricity sub-station and pumping station.
- (c) Application C- Blueberry Stables, Lancaster Road, Preesall, Poulton Le Fylde, FY6 0HN (19/00800/FUL) (Pages 5 - 6)
Application Number: 19/00800/FUL
Blueberry Stables, Lancaster Road, Preesall, FY6 0HN.
Extensions and alterations to existing stable building to provide two additional stables.

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 November 2019

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00414/FULMAJ	Lyndsey Hayes	01	3-29

Housing Land Supply Position

Within paragraph 5.1.3 (Page 5) the report sets out the Council is able to demonstrate a 5 year housing land supply by virtue of having a 'recently adopted plan', with the term 'recently adopted plan' in this context defined as being until 31st October 2019. Since the committee report was published this date has now passed.

The NPPF enables authorities to subsequently establish the five year housing land supply position in an Annual Position Statement (APS). The Council has submitted an APS to the Planning Inspectorate (PINS) for consideration in accordance with procedures and advice in the Planning Practice Guidance (PPG). The APS demonstrates a five year supply of 5.69 years. A decision by PINS on the APS although required by the 31 October has not been sent to the Council. The Council maintains that the evidence submitted to PINS robustly demonstrates more than a five years housing land supply.

This update does not alter the fact that the Council maintains the view that it has a 5 year housing land supply and so does not have any implications on the assessment of the application.

Update to Planning Condition 2 (Approved Plans Condition)

Since the publication of the committee report clarification has been received in relation to the list of approved plans set out in condition 2. This has been amended accordingly (new text underlined). Revised condition 2 reads:

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 7/06/2018 including the following plans/documents:

- Site layout plan: 2883-1-001 Revision R
- Site layout plan with OS plan: 2883-1-001 Revision R
- Site layout plan with Topo: 2883-1-001 Revision R
- Site location plan: 2883-1-000 C
- Landscape Plan 3542/1 C

House type drawings:

201 type - 201/1G
202 type - 202/1F
313 type - 313/1
301 type - 301/1H
303 type - 303/1E
304 type - 304/1E
307 type - 307/1B
309 type - 309/1E
311 type - 311/1B
401 type - 401/1G

Other Drawings:

SD100E - 1800mm Timber Fence.
SD103B - 600mm Post and Wire fence.
SD700C - Single Garage.
SD701D - Double Garage.

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.

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 November 2019

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
19/00167/FULMAJ	Lyndsey Hayes	02	31-66

Housing Land Supply Position

Within paragraph 5.1.3 (Page 33) the report sets out the Council is able to demonstrate a 5 year housing land supply by virtue of having a 'recently adopted plan', with the term 'recently adopted plan' in this context defined as being until 31st October 2019. Since the committee report was published this date has now passed.

The NPPF enables authorities to subsequently establish the five year housing land supply position in an Annual Position Statement (APS). The Council has submitted an APS to the Planning Inspectorate (PINS) for consideration in accordance with procedures and advice in the Planning Practice Guidance (PPG). The APS demonstrates a five year supply of 5.69 years. A decision by PINS on the APS although required by the 31 October has not been sent to the Council. The Council maintains that the evidence submitted to PINS robustly demonstrates more than a five years housing land supply.

This update does not alter the fact that the Council maintains the view that it has a 5 year housing land supply and so does not have any implications on the assessment of the application.

Additional Representations

Within paragraph 7.2 (page 42) the report sets out the number of objections received to re-consultation. Since the publication of the committee report a further 2 letters of objection have been received.

The further objections received do not raise any new issues to those already referenced and considered in the Committee Report.

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6th November 2019

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
19/00800/FUL	Lyndsey Hayes	3	67-77

Update to Wording of Condition

Condition 4 (Private use of stables only) – the reason for this condition has been updated for completeness of why restricting the use would be necessary in planning terms (additional text underlined):

The development hereby approved shall be used for private equestrian use only and shall not be used for any trade, business or livery use.

Reason: To ensure an appropriate form of development in the countryside remains and in the interests of the amenity of occupiers of neighbouring properties, the visual amenity of the area and highway safety.

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