

Wyre Borough Council
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Planning Committee Supplement

Planning Committee meeting on Wednesday, 4 November 2020 at 2.00 pm via Remote access (via WebEx and viewable via Wyre Council's YouTube)

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| (a) | <p>Application A- Land to the North And South Of School Lane, Forton, Preston, Lancashire (18/00469/OULMAJ)</p> <p>Outline application for the erection of up to 195 dwellings, 1ha of employment, community centre and shop (Use Class A1) and associated infrastructure (following demolition of existing agricultural buildings) with access off School Lane applied for as a detailed matter (all other matters reserved).</p> | (Pages 3 - 6) |
| (b) | <p>Application B- Garstang Business and Community Centre, 96 High Street, Garstang, PR3 1EB (20/00618/FULMAJ)</p> <p>Erection of 3 storey building to provide approx. 932 sqm (gross) of retail floor space (Class A1) and 23 residential apartments with associated new car parking.</p> | (Pages 7 - 8) |
| (c) | <p>Application C- Brickhouse Cottages, Brickhouse Lane, Hambleton, FY6 9BG (20/00411/FUL)</p> <p>Application (retrospective) for the erection of a two-storey building comprising of visitors centre, café/restaurant and hydrotherapy pool.</p> | (Pages 9 - 12) |

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 4 November 2020

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00469/OULMAJ	Lyndsey Hayes	01	09-46

Amendments to Conditions

The following amendments to the wording of conditions 3, 23 and 25 are suggested to ensure they are workable at reserved matters stage, and align with the approved Forton Masterplan (in terms of alternative location for the community centre and width of the footpath link). The proposed amendments have been agreed with the applicant.

Condition 3 – additional text shown underlined

(a) The total number of residential units to be provided on the site in the general locations shown on the approved Indicative Concept Plan (Drawing Number (03)010 Rev C) shall be up to 195;

(b) No less than 1.0ha of land shall be provided on the site in the general location shown on the approved Indicative Concept Plan (Drawing Number (03)010 Rev C) for the development of employment uses within class B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended);

(c) No less than 0.2ha of land shall be reserved for the provisions of a neighbourhood centre in the general location shown on the approved Indicative Concept Plan (Drawing Number (03)010 Rev C) for uses comprising a class A1 retail (convenience) store and a class D1 community centre as per the Town and Country Planning (Use Classes) Order 1987 (as amended) unless written confirmation is provided in writing by the Local Planning Authority that some or all of this safeguarded land is no longer required;

(d) The total amount of floorspace to be provided for the class A1 retail (convenience) store specified within (c) above shall not exceed 500m² (gross).

(e) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2020 or Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any subsequent order amending or revoking and replacing that order, the units hereby permitted within (b) above shall only be used for the purposes of classes B1/B2/B8 (or class E(g) if that was to become the lawful use of any B1 use implemented) and the retail unit hereby permitted within (c) above shall only be used for the purposes of class A1 (convenience) retail (or class E(a) or F2(a) if that was to become the lawful use of the A1 use implemented), nor shall any

mezzanine floor be installed in any of those units, without the express permission of the Local Planning Authority.

[*NB: the transitional arrangements allowed by the Town and Country Planning (Use Classes) Order 2020 mean that the use classes specified by this condition are those applied for when the application was made]

Reason: To ensure that the development delivers appropriate sustainable housing and employment growth whilst ensuring the uses are provided in the right location on the site and will not undermine the vitality and viability of nearby centres in accordance with Policies SP1, SP2, HP1, EP1, EP5 and SA1 of the Wyre Local Plan (2011-2031) and the approved Forton Master Plan.

Condition 23 – duplicated text to be deleted and additional text shown underlined

Prior to the commencement of each approved phase of the development:

(A) A scheme for the construction of the internal link road and access to the 1ha of Employment land ~~and the 0.20ha Neighbourhood Area~~ as identified of the approved Concept Plan (ref: 03010 Rev C) and the approved Forton Masterplan shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be constructed and completed to at least base course level in accordance with the approved details prior to the first occupation of the 50th dwelling hereby approved.

(B) A scheme for the construction of the internal link road and access to the 0.20ha Neighbourhood Area as identified of the approved Concept Plan (ref: 03010 Rev C) and the approved Forton Masterplan shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be constructed and completed to at least base course level in accordance with the approved details prior to the first occupation of the 50th dwelling hereby approved.

Reason: In order to ensure that the ~~allocated~~ designated area of employment land and neighbourhood centre is accessible and available concurrently with the remainder of the development in accordance with the provisions of Policies EP1 and SA3/4 of the Wyre Borough Local Plan 2011-2031.

Condition 25 – replacement text shown underlined

Where an application is made for approval of details of layout, the submitted details must provide for footpath / cycle links each ~~3.5~~ 2.5 metres wide that connect the highway network on the site to the existing PROW network at the north easterly and southerly site boundary, as well as to Wallace Lane and School Lane, in the general locations shown on the approved Concept Plan (ref: 03010 Rev C). The said footpath / cycle links shall be constructed to an adoptable standard for their entire full length and width from their respective junctions with the highway network on the site to their respective junctions with the PROW network and/or adopted highway adjacent to the site. After their construction in accordance with this condition the said two

footpaths shall thereafter be maintained and remain open and unobstructed at all times unless and until they have both been adopted by the local highway authority.

Reasons: To ensure that the development provides appropriate connections and sustainable linkages to neighbouring development and the wider highway network in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

Additional Neighbour Representations

Since the publication of the committee report 2 additional letters of objection have been received. The primary (planning) concerns set out relate to the following matters:

- Developers have compromised the original field drain
- Original flow rates should be taken into consideration
- Lack of infrastructure
- Drainage concerns
- Fencing proposes visual harm
- Lack of support for school places
- Highway impacts

Officers Response:

The observations received are acknowledged however they are not new or additional matters that have not already been addressed in the Case Officers report in conjunction with the Councils Drainage Engineer.

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 4th November 2020

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00618/FULMAJ	Lyndsey Hayes	2	47-70

Amendment to report Section 9.15

Paragraph 9.15 describes the external physical changes in comparison to the previous permission. In addition to the ones listed in the report Members should also be aware of the following changes:

- 2 new windows would be added in to the ground floor gable on the north east elevation
- The tallest section of the parapet wall on the north east elevation (behind the retained gable of the original building) would be slightly higher (0.2 metres) than previously approved and would taper down at a shallower angle to the lower parapet roof section. In addition the parapet wall is shown as being clad in the same rendered material as the main building wall underneath, whereas the previously approved plan showed this as a contrast material;
- 4 pairs of double doors would be added into the south east (rear) elevation leading to internal storage rooms at ground floor.

The proposed additional ground floor windows in the side gable would not result in harm to neighbouring residential amenity as they would face towards a blank gable of the adjacent property and towards existing hedgerow screening. The design of the windows would match those at first floor and therefore it is considered the addition of these windows would be acceptable both visually and in terms of neighbour amenity.

The proposed increase in height and change in shape of the parapet wall on the north east elevation is not considered to significantly alter the general arrangement of the building design and massing on this elevation. Whilst there would be a marginal increase in bulk and massing which would have a greater impact on the neighbour, this change is not considered so significant to make the scheme unacceptable. There is however concern about the proposed continuation of render to the upper section of this wall, as the committee report on the original application (ref: 16/00550/FULMAJ) acknowledged that the contrast provided by tile cladding of the upper section would help to make it look more like part of the roof when viewed on the approach towards the town centre along Lancaster Road. It would also help to visually break up the massing. Therefore an additional condition is suggested to require materials to be agreed for this section notwithstanding the detail shown on the plan.

The proposed four pairs of double doors at the rear would be installed on the elevation facing the residential parking area, essentially the rear elevation,

and would be uniform in their positioning within this elevation. One pair of doors was proposed on this elevation previously. It is considered the addition of these further sets of double doors would be acceptable in terms of design and appearance and would not cause harm to the character and appearance of the building being installed in what was previously a blank elevation.

Addition of condition (No. 27)

27. Notwithstanding the submitted plans showing a fully rendered side wall from ground floor level to the top of the parapet wall on the north east elevation, full details of the external facing materials to be used on this side parapet wall shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of this wall. The parapet wall shall be constructed and retained thereafter in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development in accordance with Policies CDMP3 and CDMP5 of the Adopted Wyre Local Plan 2011-31.

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 4 November 2020

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00411/FUL	LYNDSEY HAYES	3	71-85

ADDITIONAL SUPPORTING INFORMATION

The agent and applicant have both provided additional comments / information to justify the proposed development as follows:

- Suppliers and tradesman are all local companies bringing produce and skills to our business that are necessary to keep it functioning. These include maintaining the swimming pool, emptying septic tanks and upholstering furniture in our cottages. The site employs 48 local people. There are apprenticeships run on site. Local trades benefit from work at the site.

- Building is used by members of the public with a ranging conditions and examples of this are;

- A man (who is severely autistic) uses the facility each week and is making incremental improvements in his confidence and social acceptance. He now enters the building without being physically guided, a huge step for him and could not be achieved in a busy or noisy environment. In the last two weeks the family have collected a takeaway before leaving the building, showing progress for the whole family as it allows socialisation for them all instead of their normal isolation. Autism Initiatives also recognise our benefits and are also regular visitors to our therapeutic pool.
- A local girl is getting closer and closer to our building each week in the great aim of her having a hydro session. With learning challenges she will sit on the grass outside, or lie on the ground but each week she is getting closer toward the entrance of the building. Her carers tell us this is only possible due to the rural environment; the ducks, the water, the tranquillity.

- A spacious, calm and non-busy environment is integral to disability access. The rural environment is conducive to social interaction for visitors with learning disabilities or mental health issues. The layout must remain spacious to account for physical needs and adapted for the difficulties those guests have (such as seizures for example). We often work with individuals using prep cards and Makaton signs to encourage this social interaction.

- Local specialist schools, such as Highfurlong use the pool and we hope to run events with them in the future here at Brickhouse Farm. Lancashire

County Council utilise the application building as part of Children's Mental Health initiatives; 'Autism Initiatives'.

- Changing Place toilet was necessary to allow all of our visitors to use toilet facilities irrespective of their physical abilities. We have dozens and dozens of local people who visit us feeling confident.

- We already have planning permission for our cottage visitors to use the bistro and pool however this application is simply to legalise the use of the general public in these areas including the Changing Place.

- The function suite has been designed to allow access (via lift) by all including people using large wheelchairs. It is not our aim to hold large, noisy parties until the early hours as we have our guests and local community to consider. Initially when my husband and I built our accessible cottages our aim was to unite all abilities and this function room and bistro is an extension of that. We now aim to provide a platform where people can grow their confidence and socialise in public events.

- The holiday cottages on site have been designed beyond the accessibility parameters of Part M of the building regs, because the applicant has established that those parameters are largely insufficient and out of touch with up to date accessibility needs e.g modern electric wheelchairs. The same concepts are applied to the application building. The number of covers present in the building cannot be increased, indeed the maximum number is forfeit because of space occupied by the areas set out for turning wheelchairs etc. If the cafe and function room was intended to run independently, the amount of covers would not be at a reduced rate to account for the space and general environmental needs of the guests.

- The Programme Officer for the Lake District National Park Coastline Regeneration scheme has approached the applicants to deliver a similar development in the village of Silecroft, Cumbria. This is reinforced by development for a new Changing Place facility, recently approved in Silecroft as part of the aforementioned coastline programme.

OFFICER COMMENTS

With regards to jobs (number of employees) and using local tradesmen / companies this is based on the operation of the site as a whole and not solely the building subject of this application. It is unclear how many of these jobs are specifically attributed to the use of the building only. This is likely to be a very small number. There would still be employees and trade with local businesses even if the building did not exist.

On the matter of those individuals and groups who use the building and benefit greatly from it, this is acknowledged in the main committee report, specifically the use of the pool and changing place facility by members of the public and the value of this facility to the local community. However, these benefits would still have been available had the building previously approved via application 15/00758/FULMAJ been built. Officers do not consider that the additional hospitality space offers additional benefits for this purpose.

With regards to space requirements and functionality of the building whilst it is acknowledged that the applicant has sought to create a facility beyond that required of typical building regulations standards (Part M) this was a choice made by the applicant and it is considered by officers this does not justify the additional hospitality space for use by visiting members of the public.

On the matter of the interest from the Lake District National Park Coastline Regeneration scheme, this is not a material planning consideration and should have no bearing on the assessment of the application.

On the matter of what currently has consent planning permission was granted via application ref: 15/00758/FULMAJ for a single storey building to be used solely in connection with the main use of the site which is for holiday accommodation. A different building was built on the site to that previous permission, as such that building, which is the subject of this application, does not benefit from any form of planning consent.

Officers therefore respectfully advise members that the additional information provided does not present any new material planning considerations which would warrant a change in the overall office recommendation of this application which is to refuse planning permission.

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