



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

Planning Committee Supplement

Planning Committee meeting on Wednesday, 2 December 2020 at 2.00 pm via Remote access (via WebEx and viewable via Wyre Council's YouTube)

- (a) **Application A- Land South Of Blackpool Road, Poulton-Le-Fylde (19/00615/OULMAJ)** (Pages 3 - 4)
Outline application for the erection of up to 330 dwellings and associated infrastructure (all matters reserved).
- (b) **Application B- Land Off Holts Lane, Poulton-Le-Fylde, Lancashire (20/00332/REMMAJ)** (Pages 5 - 8)
Reserved matters application relating to outline permission 18/00680/OULMAJ for the erection of 102 dwellings, applying for layout, landscaping, scale and appearance.
- (c) **Application C- Land South Of B5269 Preston Road And East Of St Peter's Church Of England School, Inskip (20/00383/REMMAJ)** (Pages 9 - 14)
Reserved matters application for access off Preston Road together with matters of appearance, scale, layout and landscaping for the erection of 30 dwellings following outline approval 19/00348/OUTMAJ.
- (d) **Application D- Land South Of B5269 Preston Road, Inskip (20/00381/FUL)** (Pages 15 - 16)
Creation of an area of open space with associated operational development including pond and boundary fencing, in lieu of on-site provision in association with development approved by outline permission 19/00348/OUTMAJ for up to 30 dwellings.

This page is intentionally left blank

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2 December 2020

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
19/00615/OULMAJ	Lyndsey Hayes	01	5-38

Procedural Matters

At the time the application was submitted the council's Constitution only allowed Members whose ward the application came under to "call-in" the application to committee. Paragraph 1.1 of the main committee report should therefore have only referred to Councillor McKay as the (Tithebarn) ward Member who called the application in.

Housing Land Supply update

Since the publication of the agenda the Planning Inspectorate (PINS) has responded to the submission of the council's Annual Position Statement (APS). An update on the councils five year housing supply is set out below and is to replace paragraph 5.2.3 of the main report:

The council received confirmation from PINS that it could no longer confirm its 5 year housing land supply by using an Annual Position Statement (APS). This assessment was undertaken on the basis of a 10% buffer and the Inspector's Report

Therefore in accordance with the National Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) §73, the council will now need to be able to demonstrate a 5 year housing land supply position (with a 5% buffer) when dealing with applications and appeals. The latest available evidence on housing delivery is that set out in the council's APS submission for 2020 which demonstrates a deliverable housing land supply position of 5.9 years. The council's 5 years housing land supply position has recently been considered by an Inspector and even if the Inspector's conclusions were accepted in full there would be a housing land supply position of a minimum 5.2 years (including a 5% buffer). There is therefore full confidence that the council is able to demonstrate a deliverable 5 year housing land supply.

The updated position does not affect the assessment on principle of the development, and indeed approval of this application could assist the council in demonstrating a 5 year housing land supply.

Additional Information submitted

Since the publication of the agenda the applicant's agent has provided further clarification as to how much hedgerow and tree removal would be required along Blackpool Road to accommodate the site accesses should they be applied for in the same position at reserved matters stage. This

indicates 12 metres of hedgerow loss for the primary access and 21 metres of hedgerow loss for the secondary access as well as three existing trees to be removed in the strip of grassland for the secondary access. The agent states that the proposed landscaping scheme to be agreed at reserved matters stage would be more than adequate to accommodate these lost trees and hedgerow. In addition it is stated the proposed wildlife area to the south of the site would also include the planting of a number of new trees, areas of scrub and consolidation of hedgerow. The agent goes on to state that it is likely that more hedgerow will be lost from within the main site to accommodate the development, but the full extent of this will not be known until the final layout has been agreed. However, given the amount of proposed open space and extension to the adjacent Biological Heritage Site, any proposed landscaping will be more than adequate to replace any losses. The statement concludes by saying it is reasonable to assume that there will be no net loss of trees and hedgerow.

Officers Response: The Council's Tree Officer has confirmed that the proposed hedgerow removal and three trees required for removal to accommodate the site access could be suitably mitigated by additional planting in the areas of public open space providing that the replacement tree species are native species. There is therefore no objection to their removal subject to an appropriate landscape mitigation scheme being secured at reserved matters stage, as required by suggested condition 24.

Tree Preservation Orders (TPOs)

Following the publication of the Agenda the Council's Tree Officer has informed Officers that the trees located along the site frontage along Blackpool Road are considered worthy of protection by a Tree Preservation Order (TPO) and as a result the data has been captured and details have been put forwards to Legal Services to create the TPO. It is understood that the three trees mentioned above are included in this TPO schedule however as referred to above, the TPO Officer is satisfied that their removal, if required, could be suitably mitigated.

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2nd December 2020

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00332/REMAJ	Lyndsey Hayes	02	39-56

Point of clarification

County Councillor Alf Clempson has responded to the application but his comments were included in the summary of neighbour representations in section 7.2 of the main committee report rather than being set out separately. For the avoidance of doubt Councillor Clempson's objections to the scheme are summarised below:

- The development is out of keeping with the surrounding area;
- The land is unsuitable for development and will increase existing subsidence and flooding issues;
- The highway infrastructure cannot cope with current traffic levels;
- Affordable housing has been reduced to suit the developer;
- This is a reserved matters application but mistakes were made previously and common sense should now be applied.

Officer's response: Matters of land being unsuitable for development, highway traffic, reduction in affordable housing and drainage / flood risk have already been dealt with at outline stage and cannot be revisited in this reserved matters application. The matter relating to the appearance of the dwellings is addressed in the main report.

Housing Land Supply update

Since the publication of the agenda the Planning Inspectorate (PINS) has responded to the submission of the council's Annual Position Statement (APS). An update on the councils five year housing supply is set out below and is to replace paragraph 5.1.3 of the main report:

The council received confirmation from PINS that it could no longer confirm its 5 year housing land supply by using an Annual Position Statement (APS). This assessment was undertaken on the basis of a 10% buffer and the Inspector's Report.

Therefore in accordance with the National Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) §73, the council will now need to be able to demonstrate a 5 year housing land supply position (with a 5% buffer) when dealing with applications and appeals. The latest available evidence on housing delivery is that set out in the council's APS submission for 2020 which demonstrates a deliverable housing land supply position of 5.9 years. The council's 5 years housing land supply position has recently been considered by an Inspector and even if the Inspector's conclusions were accepted in full there would be a housing land supply

position of a minimum 5.2 years (including a 5% buffer). There is therefore full confidence that the council is able to demonstrate a deliverable 5 year housing land supply.

The updated position does not affect the assessment of the development as this is a reserved matters application as such it is not necessary or appropriate to revisit the principle. However approval of this application could assist the council in demonstrating a 5 year housing land supply.

Additional consultee responses / representations

Environment Agency

Since the publication of the agenda sectional drawings showing the dwellings in relation to the watercourse along the southern boundary have been submitted to address previous comments made by the Environment Agency. The Environment Agency has responded to advise the drawings have addressed their previous concerns and as such they have withdrawn their objection. The developer is reminded they they require an environmental permit for the proposed flood risk activities in relation to the main river, Oldfield Carr Lane watercourse. This can be added as an informative to any favourable decision.

Additional Neighbour Comments:

Since the committee report was prepared, 7 additional neighbour objections have been received, which are summarised as follows:

- The Council perpetuates lies and misinformation about the effects of the development on the surrounding area;
- The Council is promoting development for its own benefit and ignores local residents;
- Neighbouring resident's amenity will be affected via overlooking and overshadowing of bungalows from two storey dwellings;
- The local roads cannot safely accommodate additional traffic;
- There will be subsidence of land and groundwater and flooding issues;
- Schools and healthcare capacity will be affected;
- There is a lack of affordable housing;
- Loss of habitat for wildlife and conservation, particularly birds (owls, kestrels, buzzards);
- Noise and disturbance to residents and additional construction traffic;
- Impact on existing residents health through loss of view and lack of peace and tranquillity to maintain quality of life, particularly for those with illnesses
- Out of keeping with bungalow properties along Holts Lane which are not themselves allowed to build above their current height limit and whose personal space / privacy would be infringed upon;
- Existing roads are bottlenecked

Officer's response: Matters of land being unsuitable for development, highway traffic, reduction in affordable housing, drainage / flood risk, ecology, impact to residents during construction and impact on schools and healthcare have already been dealt with at outline stage and cannot be

revisited in this reserved matters application. The matters relating to impact on residential amenity and appearance of the dwellings are addressed in the main report.

Conditions

The following updates are required to conditions 1, 7 and 15 to reflect additional plans/information submitted. An additional condition (16) is also suggested.

Condition 1 (Approved Plans) – changes shown in **bold italics**:

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 07.04.2020 including the following plans/documents:

- Location Plan Drg No.18-41-0S01
- Proposed Site Layout Drg No.18-41-P01 Rev H
- Proposed Site Layout (Colour) Drg No.18-41-P01 Rev H
- Boundary Treatments Drg No.18-41-P02 Rev H
- Affordable Housing Layout Drg No.18-41-P04 Rev H
- Refuse Management Plan Drg No.18-41-P05 Rev H
- Cross Section/Street Scene Locations Drg No.18-41-P06 Rev H
- Public Open Space Plan Drg No.18-41-P07 Rev H
- Streetscenes & Cross Sections Drg No.18-41-SS01 Rev B
- Landscape Proposals Sheet 1 of 2 Drg No.6286.04 Rev C
- Landscape Proposals Sheet 2 of 2 Drg No.6286.05 Rev C
- ***Adoptable Drainage Layout Drg No.40-01 Rev P2***
- ***Adaptable Housing Drg No.18-41-P04 Rev H***
- ***Site Sections Location Plan Drg No.SS01 Rev A***
- ***Site Sections Details Drg No.SS02 Rev A***

House Types:

- The Adel v2.1 Drg No.V2.1 - ADE - 01 Rev 1
- The Bretherton v2.1 Drg No.V2.1 - BRE - 01 Rev 2
- The Astbury v3 Drg No.V3 - AST - 01 Rev 1
- The Kerridge v2.1 Drg No.V2.1 - KER - 01 Rev 2
- The Bowland v2.1 Drg No.V2.1 - BOW - 01 Rev 1
- The Hartford v2.1 Drg No.V2.1 - HAR - 01 Rev D
- The Bowland (SPE + BAY) v2.1 Drg no: V2.1 - BOW-SPE-BAY - 12 Rev 1
- The Hartford SA v2.1 Drg no: V2.1 - HAR - SA - 01 Rev D
- The Wynbury SA v2.1 Drg no: V2.1 - WYN-SA - 01 Rev 1
- The Hartford DG SA v2.1 Drg no: V2.1 – HAR-DG - SA - 01 Rev D
- ***The Denholme v2.1 Drg No.V2.1 - DEN - 01 Rev 2***
- The Ashley v2.1 Drg No. V2.1 - ASH - 01 Rev A
- The Denholme (BAY) v2.1 Drg No.V2.1 - DENBAY - 01 Rev 1
- The Brierfield v2.1 Drg No.V2.1 - BRI - 01 Rev A
- The Carron v2.1 Drg No.V2.1 - CAR - 01 Rev 2
- The Shelley v2.1 Drg No.V2.1 - SHE - 01 Rev A

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.

Condition 7 (Approved Levels) - changes shown in ***bold italics***

7. The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details as shown on approved plan ***Drg No.40-01 Rev P2.***

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31).

Condition 15 (Adaptable Housing) – changes shown in ***bold italics***:

15. The development shall be carried out and maintained thereafter in accordance with the following approved details to ensure 20% of the dwellings are suitable or adaptable for older people and people with restricted mobility:

- Adaptable Housing Statement, received by the LPA 23rd November 2020

- Adaptable Housing Layout Drg No.18-41-P04 Rev H, received by the LPA 23rd November 2020.

Reason: To meet the needs of the ageing population and people with restricted mobility in the borough in accordance with Policy HP2 of the Wyre Local Plan (2011-31) and the provisions of section 5 of the NPPF.

Condition 16 – additional condition

As details of the proposed substation and pumping station have not been provided for consideration, the following condition is recommend for any permission granted:

16. Details of the appearance (size, materials and external colour finish) of the Electricity Substation and Pumping Station as shown on the approved Proposed Site Layout Drg No.18-41-P01 Rev H, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out and retained thereafter in accordance with the approved details.

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: 2nd December 2020

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00383/REMAAJ	Lyndsey Hayes	3	57-78

Additional representations

In relation to paragraph 7.1 of the committee report, since the preparation of the report a further letter of objection has been received expressing concern against (construction) work starting at 6am and finishing at 8pm working with flood lights, and that normal working hours of 7:30am till 4:30pm should be used to allow residents to live a normal family life.

Officer response: As mentioned in paragraph 9.7 of the committee report the requirement for a Construction Management Plan (CMP) to be agreed and implemented would help address the concerns of objectors however this condition was imposed on the outline permission and so is not necessary to repeat.

Paragraph 7.2 of the committee report sets out the objections of Inskip C of E School Board of Governors. Since the preparation of the report a further letter of objection has been received from the Board of Governors stating that the amended plans do not deal with any of the issues they previously raised over the privacy and security of children at the school in particular from the two storey houses proposed adjacent to the school that would have an unobstructed view into not only the school's outside grounds, but also into the school building itself including the classroom's; and during construction.

Officer response: Separate specific safeguarding and child protection legislation exists for the safety and welfare of children although all local authorities are to make arrangements to ensure that their functions are discharged having regard to the need to safeguard and promote the welfare of children. In discharging this duty regard is to be had to any guidance given to them for the purpose by the Secretary of State. The NPPG provides guidance on promoting healthy and safe communities as referred to in section 8 of the NPPF including designing out crime and disorder having regard to Section 17 of the Crime and Disorder Act 1998 (as amended). However where public safety is concerned with the privacy and security of children there is no specific guidance, for example designing residential development adjacent to schools. Indeed it is not uncommon for houses to be built in close proximity to school buildings/grounds or on primary walking routes to schools. Indeed for many years it has been good planning practice to ensure that play areas for children within developments are overlooked for the very purpose of assisting in preventing harm. No specific risks have been identified. Nonetheless public concern about threats to public safety can itself be a material planning consideration. The concerns by the school are not objectively justified and this issue is not otherwise considered to be of

such weight as to justify refusal of this application. It is also not considered that there would be a breach of convention rights to privacy in the circumstances of this case if approval were to be granted. As set out in the main committee report LCC Highways do not consider the development would be unsafe in highway terms in close proximity to the school both during construction and once the dwellings are occupied. Overall it is not considered that the development would increase significantly the public safety risk caused to the nearby school to render it unacceptable.

Minor layout changes

Paragraph 9.8 of the committee report specifically relates to matters of waste storage and collection, stating there are outstanding concerns about collection issues with the suggestion that some presentation points may need to be introduced at the mouth of private driveways. As such condition 11 was proposed which required this detail to be agreed. Since the preparation of the committee report, the applicant has submitted a revised Waste Management Plan together with minor changes to the internal road layout at the turning head between plots 25 - 26 to address the concerns. Two bin collection points are also shown on the plan adjacent to plot 26 and near to the main site entrance. The Council's Waste Management Officer has advised that these waste collection areas along with the highway layout changes would be acceptable and overcome previous concerns. Therefore condition 11 is to be amended to ensure the proposal is carried out in accordance with the agreed Waste Management Plan.

The following minor changes have also been made to the internal layout at the request of Officers since the preparation of the main report to provide scheme improvements:

- Side parking for plots 18 and 19 instead of parking at the front to reduce the extent of frontage parking. This change has resulted in plots 18-23 being shifted south and the parking for plot 24 being moved adjacent to plot 25
- To turn the access road in to an access way i.e. with grassed service verges along both sides of the road instead of footpaths. As there is a rumble strip at the site entrance the internal road beyond this can be a shared surface, which is considered a visual improvement as presents a more semi-rural feel. LCC Highways confirm this layout is suitable for adoption
- Provision of hedgerow to the east of plots 21-24.

The plan revisions to achieve the waste management requirements have resulted in some minor changes to the separation distances between dwellings 24 and 25. The rear of plot 24 is now marginally below 13m (measured distance is 12.6m) to the side of plot 25. The amended plans show a hedgerow to be planted to the rear of the garden of plot 24, and therefore occupiers of this plot would not look straight out onto the side of plot 25. Overall it is considered that the benefits of the internal alterations made far outweigh the impact of a 40cm shortfall in the separation distance between plots 24 and 25, particular as this would be the only shortfall in separation distance on the whole application site. Furthermore, many plots on the site achieve well over the separation distances required.

Housing Land Supply update

Since the publication of the agenda the Planning Inspectorate (PINS) has responded to the submission of the council's Annual Position Statement (APS). An update on the council's five year housing supply is set out below:

The council received confirmation from PINS that it could no longer confirm its 5 year housing land supply by using an Annual Position Statement (APS). This assessment was undertaken on the basis of a 10% buffer and the Inspector's Report.

Therefore in accordance with the National Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) §73, the council will now need to be able to demonstrate a 5 year housing land supply position (with a 5% buffer) when dealing with applications and appeals. The latest available evidence on housing delivery is that set out in the council's APS submission for 2020 which demonstrates a deliverable housing land supply position of 5.9 years. The council's 5 years housing land supply position has recently been considered by an Inspector and even if the Inspector's conclusions were accepted in full there would be a housing land supply position of a minimum 5.2 years (including a 5% buffer). There is therefore full confidence that the council is able to demonstrate a deliverable 5 year housing land supply.

The updated position does not affect the assessment of the development as this is a reserved matters application as such it is not necessary or appropriate to revisit the principle. However approval of this application could assist the council in demonstrating a 5 year housing land supply.

CONDITIONS

The amended plans mentioned above has resulted in the following amendments to the plan reference numbers set out in conditions 2, 3, 4, 8, 9, 10 and 11. In addition amended house type plans have been provided to show the dwellings with grey roofing.

Condition 2 – amendments shown in bold italics

2. 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 05.05.2020 including the following plans/documents:

- ***Drawing No. 100 Rev D (Location Plan)***
- ***Drawing No. 104 Rev L (Site Plan proposed 1_500)***
- Drawing No. 105 Rev L (Site Plan Proposed)
- ***Drawing No. 106 Rev G (Site Plan Proposed (Clear))***
- Drawing No. 116 (Single Garage Plan and Elevations)
- Drawing No. 117 (Double Garage Plan and Elevations)
- Drawing No. ***116*** Rev A - 3B6P House Plans and Elevations (Bradshaw Type 2)

- Drawing No. 125 - 2B4P House Plans and Elevations (Artle Type 1)
- Drawing No **127** Rev A - 3-Bed House Plans and Elevations (Eagley Type 2 - **BR+r - Mid-Terrace**)
- Drawing No. **128** Rev A - 3-Bed House Plans and Elevations (Eagley Type 2 - **BR+r**)
- Drawing No. 130 Rev 1 - 2B4P Bungalow Plans and Elevations (Mearley Type 1 -BR+r) received 6.11.2020
- Drawing No. 135 Rev A - 4B7P House Plans and Elevations (Pendle Type 1)
- Drawing No. 146 Rev A - 3B5P Bungalow Plans and Elevations (Grizedale Type 3)
- Drawing No. 150 Rev A - 4B6P House Plans and Elevations (Sabden Type 2)
- **Drawing No. 154 Rev A - 3B5P House Plans and Elevations (Irwell Type 2)**
- Drawing No. **177** Rev A - 4B7P House Plans and Elevations (Pendle Type 2)
- Drawing No. **192** - 5-Bed House Plans and Elevations (Whitewell Type 1-BR) received 26.11.2020
- Drawing No. 001704 JPL ZZ XX DR D 2001 Rev **P11** Proposed Access Road and General Arrangement received 26.11.2020
- **Drawing No. 001704 JPL ZZ XX DR D 4801 Rev C01 Swept Path Analysis received 26.11.2020**
- **Drawing No. 115 Rev C Site Levels Drawing**

Condition 3 (Materials) – amendments shown in bold italics

3. The development shall be carried out strictly using those materials specified on the approved document titled 'Materials Tracker by btp Architects, Project Name Preston Road Inskip, Job No. 3548', **received 26.11.2020**, unless other minor variations are submitted to and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

For the avoidance of doubt all walls and roofing to garages, and boundary walls, shall be constructed of materials to match those used on the associated host dwelling to which the garages and boundary treatments serve.

Condition 4 (Boundary Treatments) - amendments shown in bold italics

4. The boundary treatments shown on plan No. 109 **Rev G** (Boundary Plan and Details) **received 26.11.2020** shall be installed before the associated dwelling(s) hereby approved are first occupied and shall thereafter be retained and maintained.

Condition 8 (Retention of driveways) - amendments shown in bold italics

8. Notwithstanding the definition of development as set out under section 55 of the Town and Country Planning Act 1990 (as amended) and the provisions of Parts 1 and 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification);

(i) no works shall take place that would preclude the use of the driveways hereby approved for the parking of cars; and

(ii) no hard boundary treatments (fences, walls, pillars, gates, or railings) shall be erected forward of a property elevation facing a road other than those shown on submitted plan No. 109 Rev **G** (Boundary Plan and Details) **received 26.11.2020**; and

(iii) no areas of soft landscaping to the front of properties shall be removed to make provision for additional car-parking, without planning permission being granted by the local planning authority.

Condition 9 (Parking to be provided) - amendments shown in bold italics

9. The development hereby approved shall not be first occupied or brought into use until the parking / turning area(s) shown on the approved plan Drawing No. 105 **Rev L received 26.11.2020** has been laid out, surfaced and drained. The parking / turning area(s) shall not thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Condition 10 (Landscaping) - amendments shown in bold italics

10. The proposed hard and soft landscaping works shall be carried out in accordance with the approved details as shown on drawing No.s 101 Rev **I** (Landscape Layout), and 201 Rev **H** (Planting Plan), and the document titled 'Materials Tracker by btp Architects, Project Name Preston Road Inskip, Job No. 3548' **all received 26.11.2020**, 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 7 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.

Condition 11 (Waste Management) - amendments shown in bold italics

11. ***The waste storage and waste collection points as details on drawing No. 112 Rev D received 30.11.2020 shall be installed for each associated dwelling to which they serve prior to first occupation of that dwelling. The waste storage and waste collection points shall thereafter be retained for the lifetime of the development.***

This page is intentionally left blank

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2nd December 2020

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00381/FUL	Lyndsey Hayes	4	79-89

Amendment to Conditions

The applicant has submitted updated plans to ensure it is clear they relate to the land subject to this application, rather than the associated reserved matters application. Therefore the plan numbers have been updated as follows:

Condition 1 changes shown in ***bold italics***:

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 05.05.2020 including the following plans/documents:

- Drawing No. 102 Rev A Location Plan
- Drawing No. ***P105 Proposed Site Plan POS***
- Drawing No. 109 Rev ***G*** Boundary Plan and Details

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

Condition 3 changes shown in ***bold italics***:

3. The landscaping works shall be carried out in accordance with the approved details [Drawing No. ***102 Rev C - Landscaping Layout POS and Drainage Tract Land Boundary***, and Drawing No. ***202 Rev B - Planting Plan POS and Drainage Tract Land Boundary***].

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 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.

This page is intentionally left blank