



Wyre Borough Council
Please ask for : Marianne Unwin
Democratic Services Officer
Tel: 01253 887326

Planning Committee Supplement

**Planning Committee meeting on Wednesday, 6 January 2021 at 2.00 pm
in the Council Chamber - Civic Centre and via WebEx.**

7. Planning applications (Pages 3 - 54)

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

- a) **Application A- Land South Of Blackpool Road, Poulton-Le-Fylde (19/00615/OULMAJ)**
Outline application for the erection of up to 330 dwellings and associated infrastructure (all matters reserved).
- b) **Application B- Land South Of B5269 Preston Road And East Of St Peter's Church Of England School, Inskip (20/00383/REMMAJ)**
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.
- c) **Application C- Land South Of B5269 Preston Road, Inskip (20/00381/FUL)**
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.
- d) **Application D- Land At Bourne Road, Thornton Cleveleys, FY5 4QA (20/00405/LMAJ)** Erection of 210 residential dwellings with vehicular access from Bourne Road and associated public open space and infrastructure.
- e) **Application E- Prospect Farm Skippool Road, Thornton Cleveleys, Lancashire, FY5 5LD (20/00882/FUL)**
Erection of four detached dwellings with access from Skippool Road (following demolition of existing buildings).

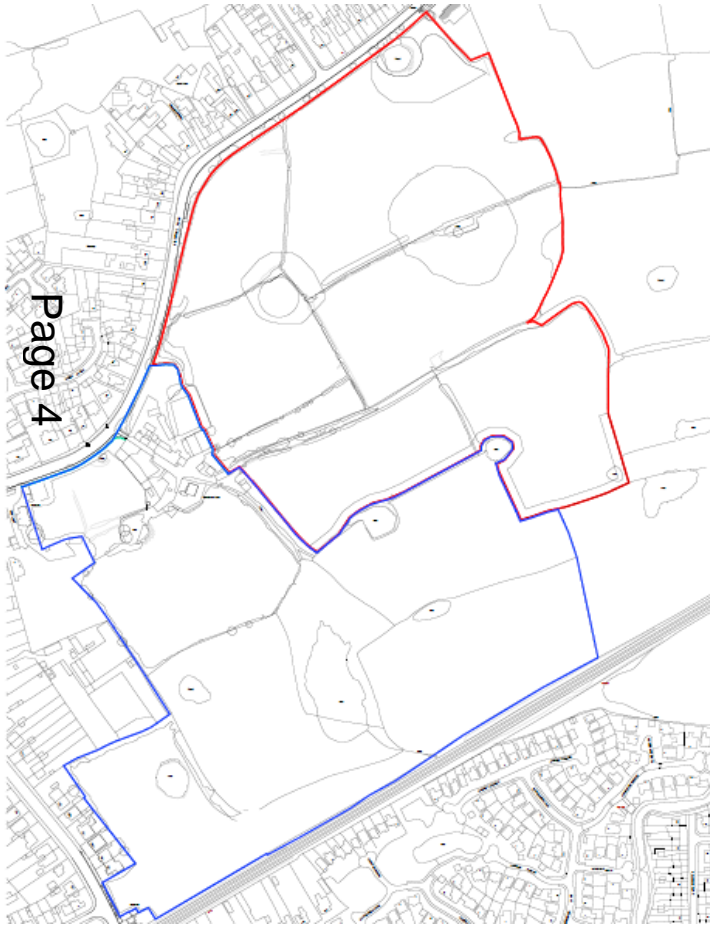
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Item 1

19/00615/OULMAJ

Land South Of Blackpool Road
Poulton-Le-Fylde

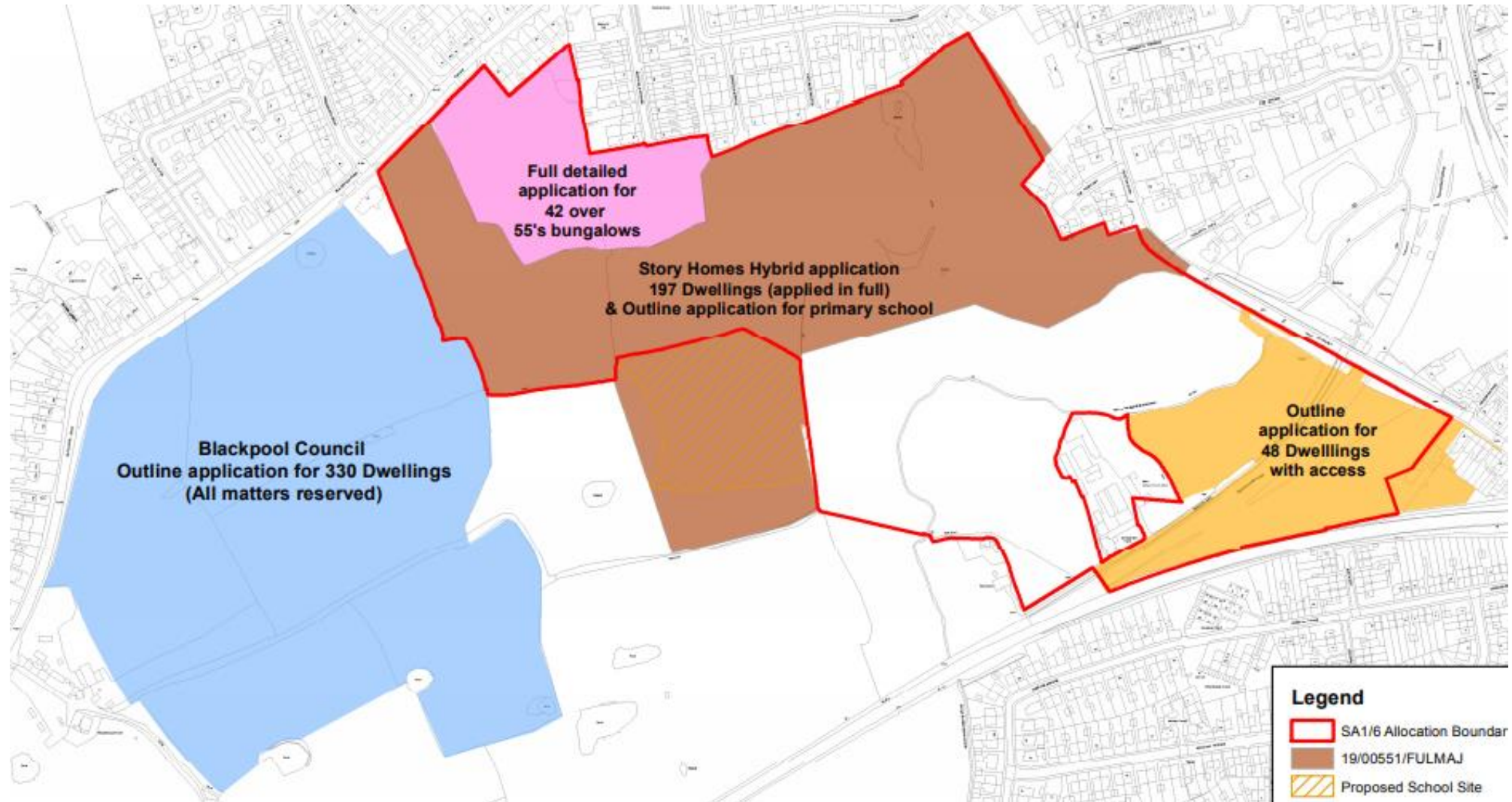
Site Location Plan



Red Edge – application site boundary; Blue Edge – other land owned by applicant

Site (coloured blue) in relation to adjacent SA1/6 allocation

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Key views of the site



Figure 4 - North view onto the site



Figure 5 - South facing view onto the site



Figure 6 - South facing view onto the site.

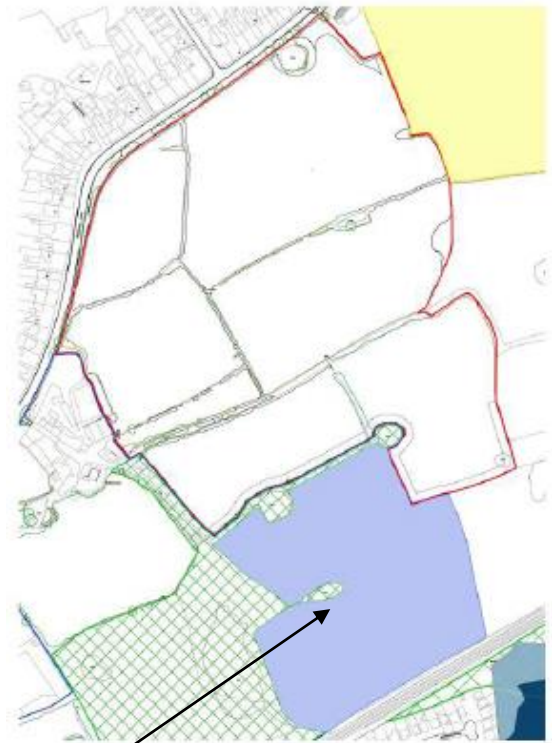


Figure 7 - East facing view onto the site.

Parameters Plan



Farm building/structure to be demolished



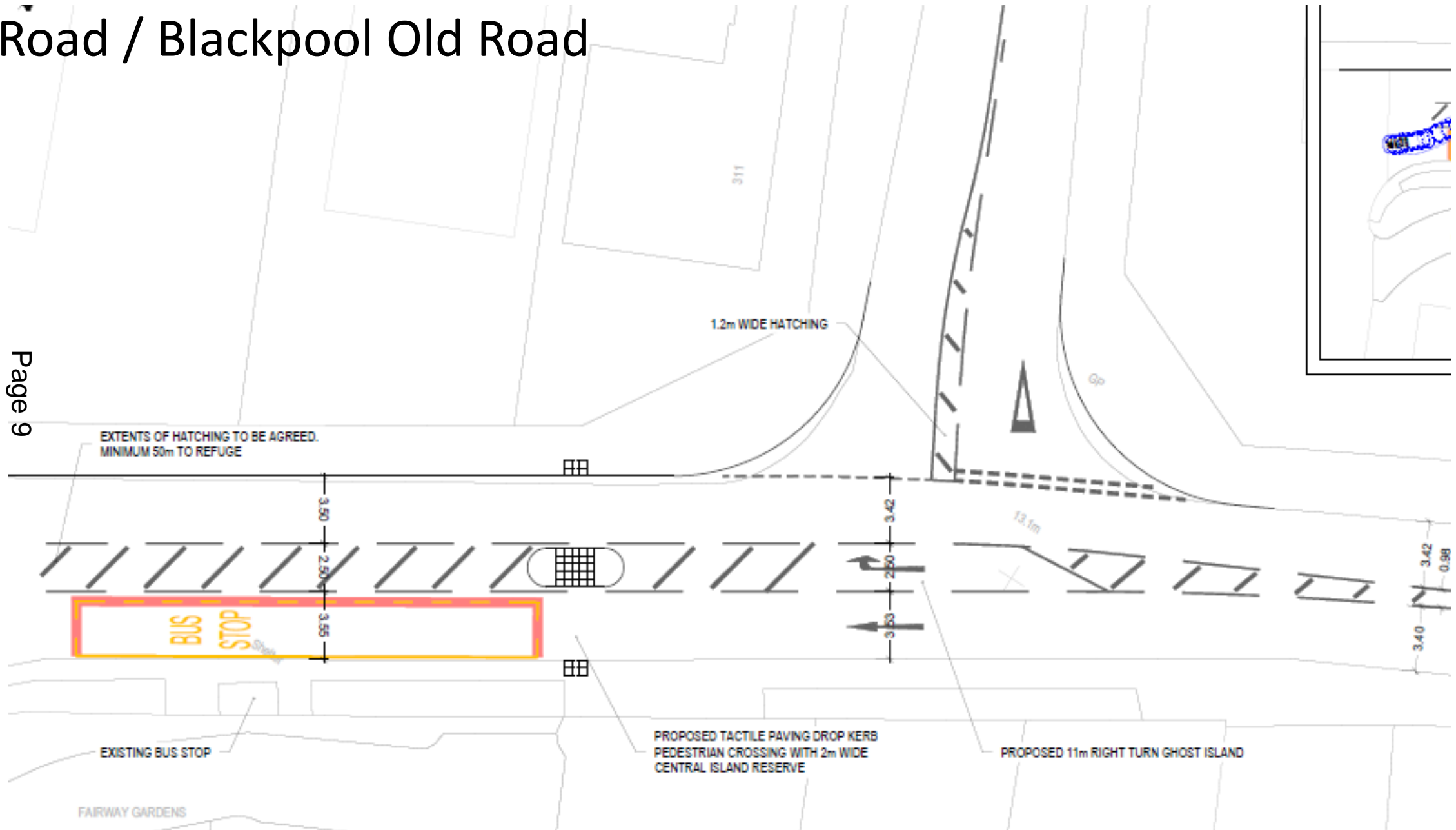
Inset (NTS) showing the ecological enhancement area

Indicative Layout Plan



Junction Improvements to Blackpool Road / Blackpool Old Road

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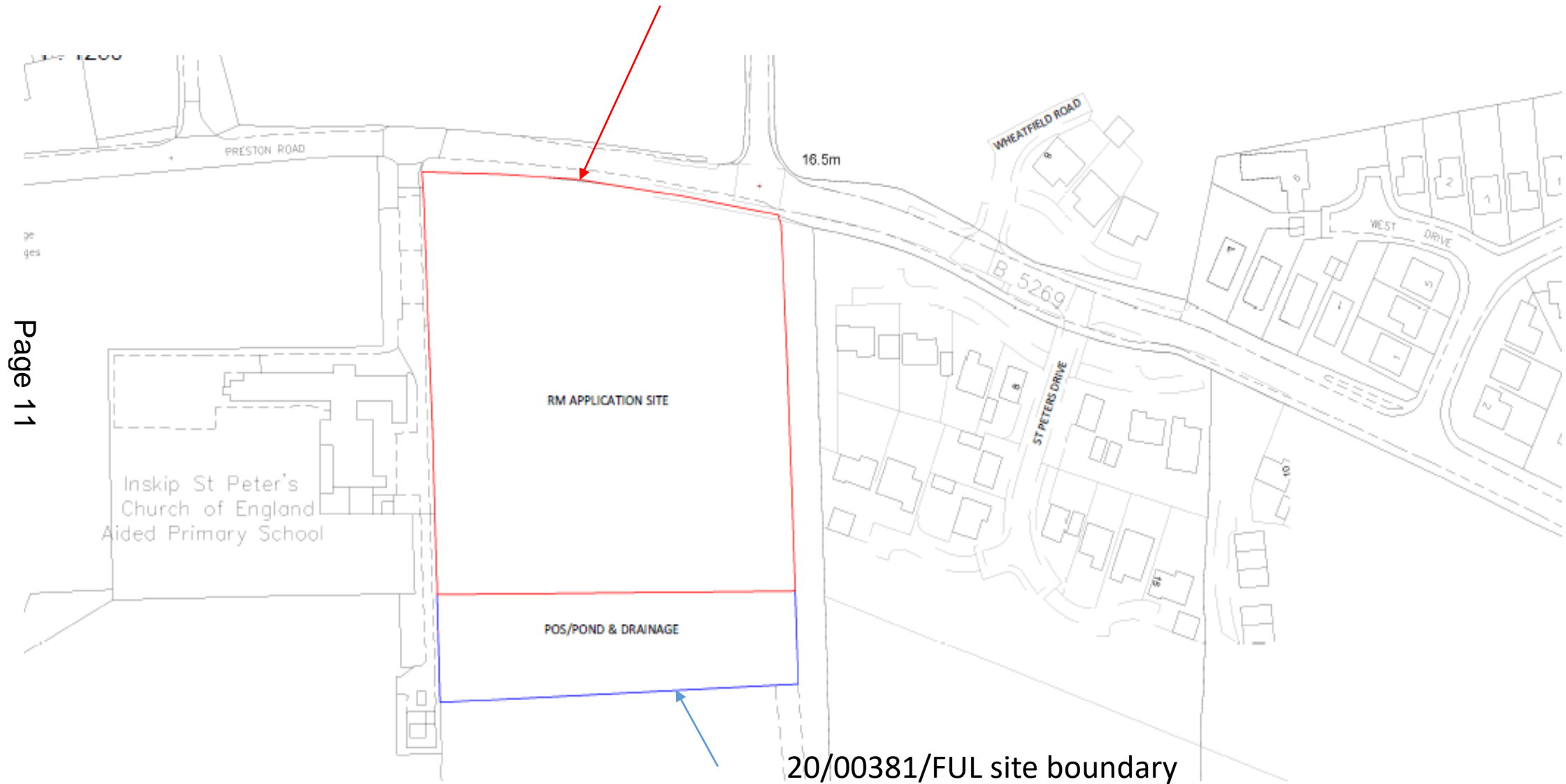
Items 2 + 3

20/00383/REMMAJ and
20/00381/FUL

Land south of B5269 Preston Road and East
of St Peter's School, Inskip

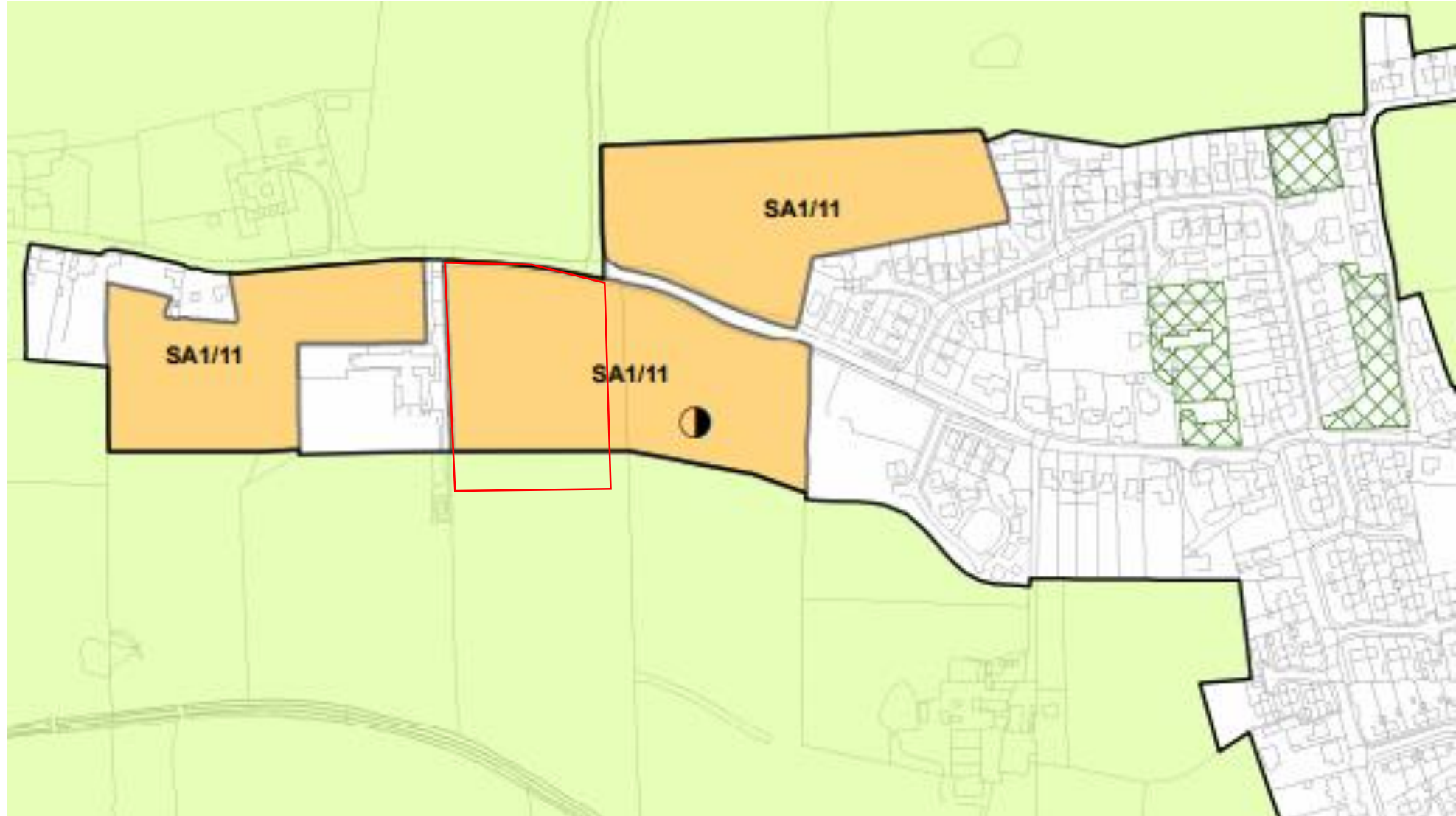
Application Site

20/00383/REMAJ site boundary



20/00381/FUL site boundary

Application sites in context of Inskip allocation SA1/11









Proposed
Site Plan –
revision to plots
7-16 (western
boundary)
following
December '20
Planning
Committee

Water's
England
School



Streetscene elevation – site frontage



Revision following December '20 Planning Committee to plot 7 (circled)

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Previous Streetscene (now superseded)

Streetscene elevation – west of spine road



Revision following December '20 Planning Committee to plots 8-16 (circled)



Previous Streetscene (now superseded)

Streetscene Elevation – 03 east of spine road (no change)



04 facing onto open space (revision circled)

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05 east of private road (no change)



Landscaping
Layout – revision
includes new
hedgerow along
open space
boundaries

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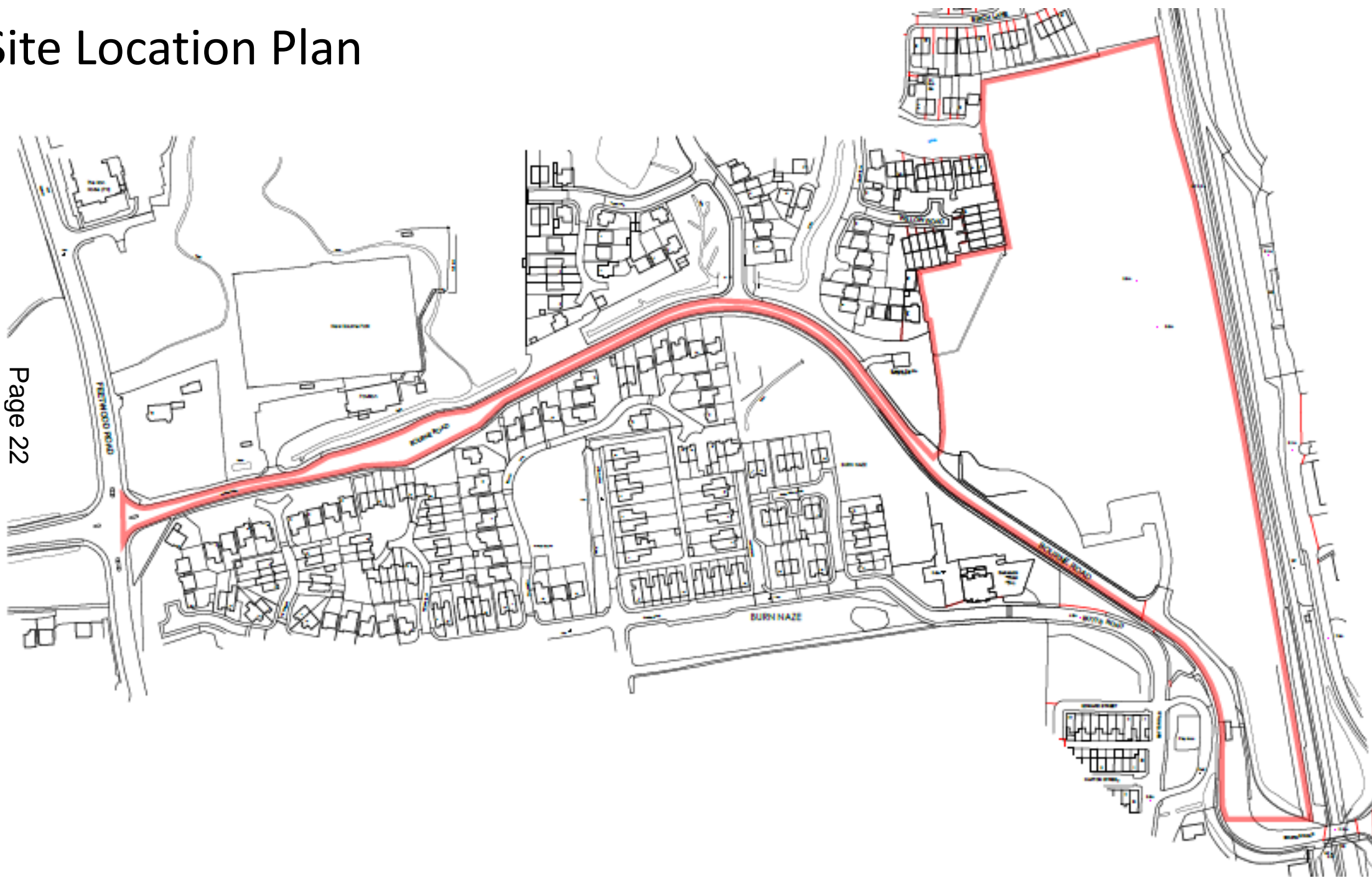


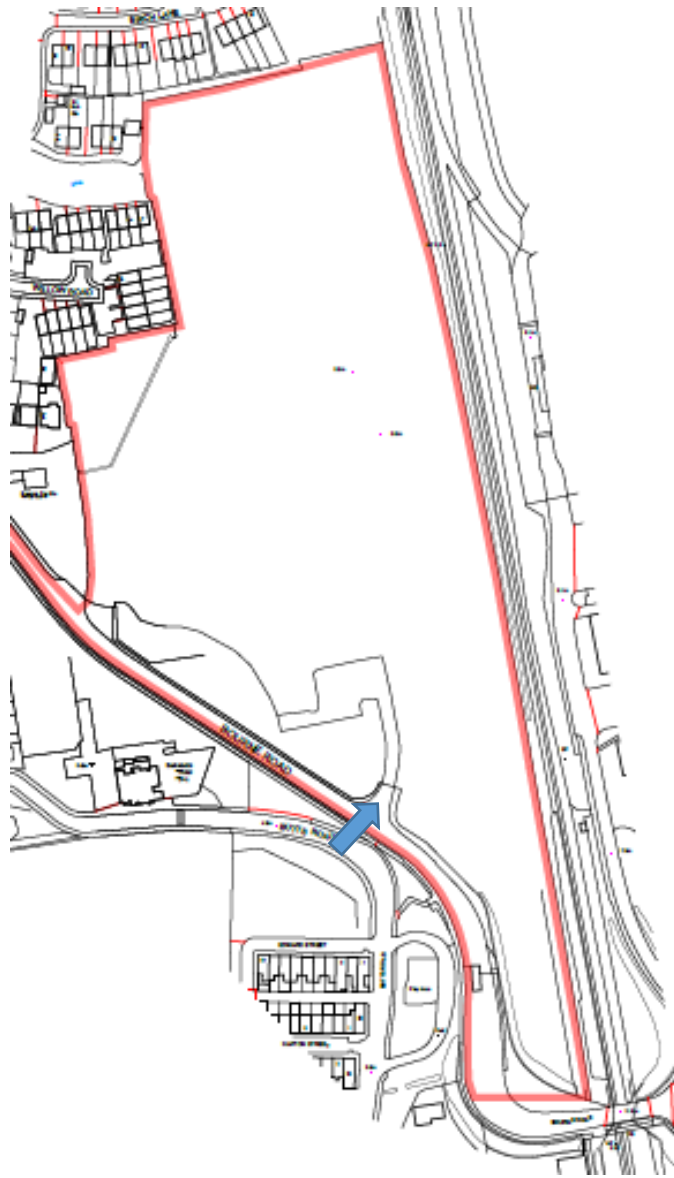
Item 4

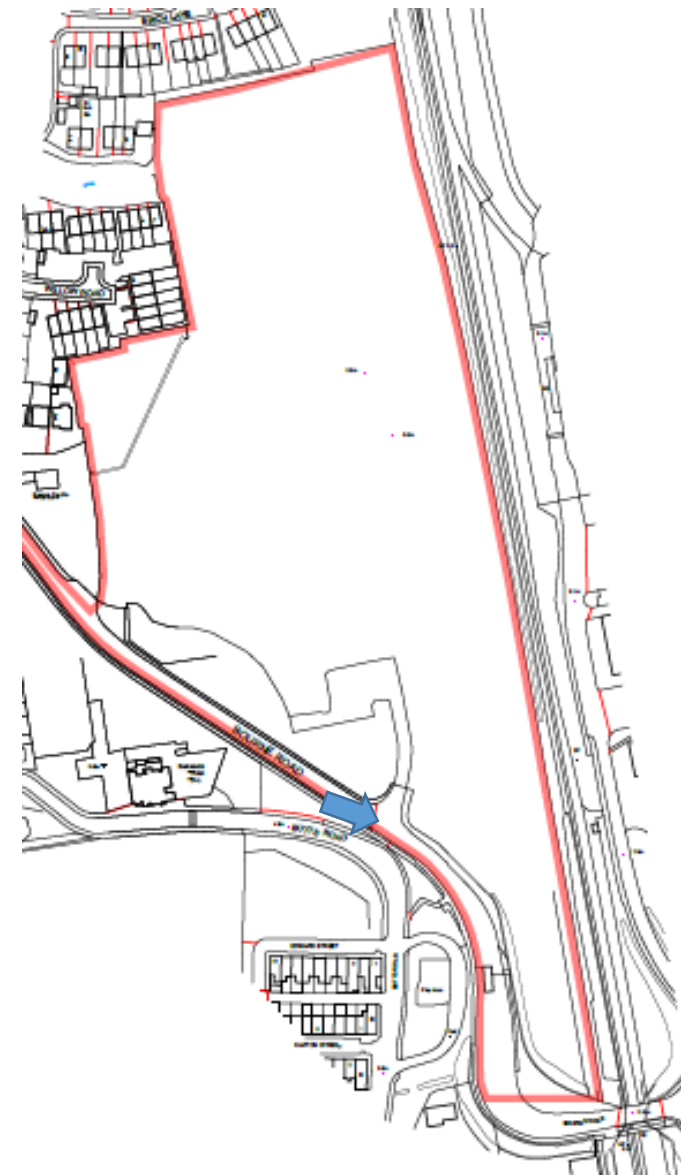
20/00405/LMAJ

Land At Bourne Road
Thornton Cleveleys
FY5 4QA

Site Location Plan

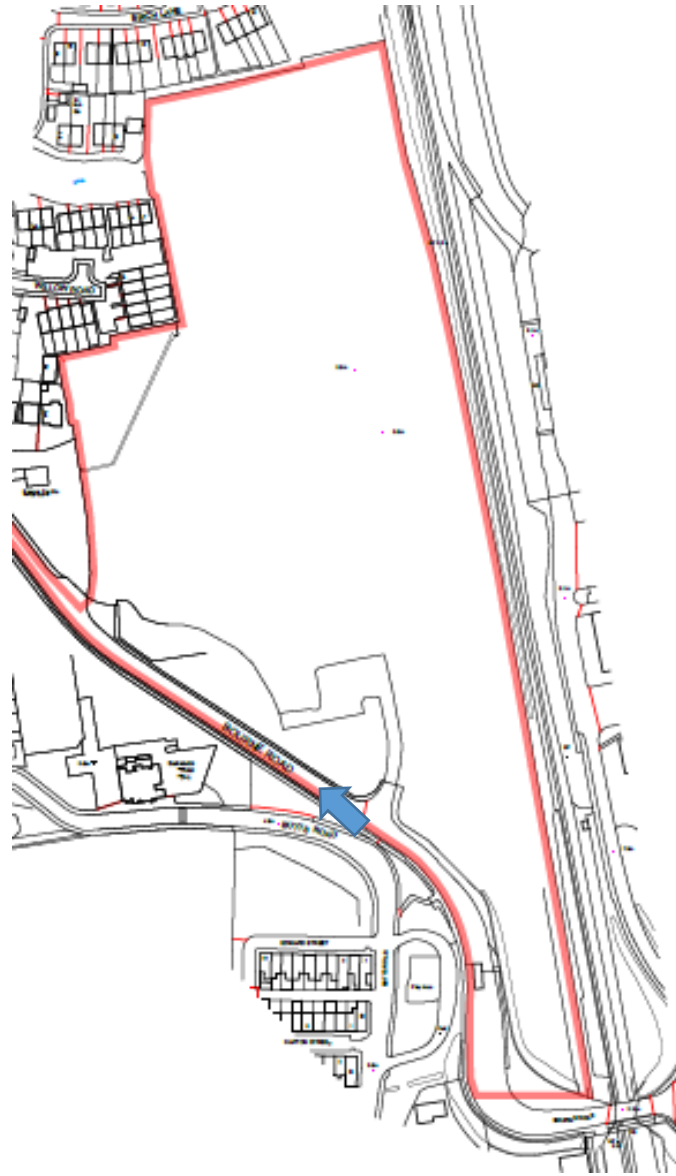


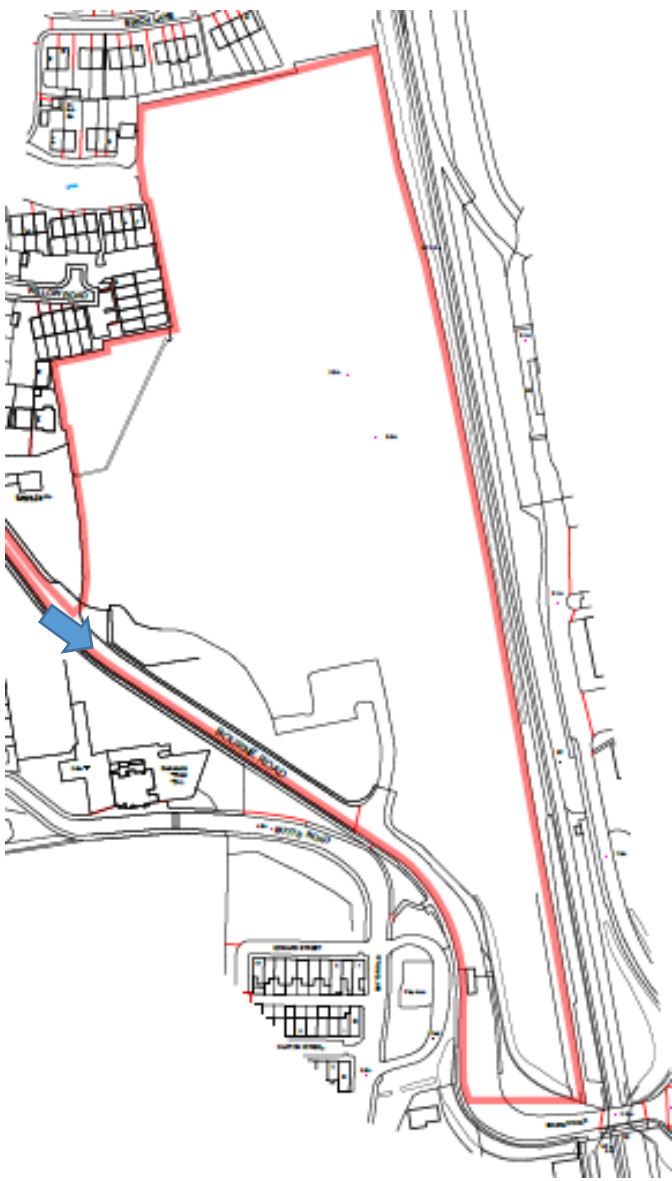






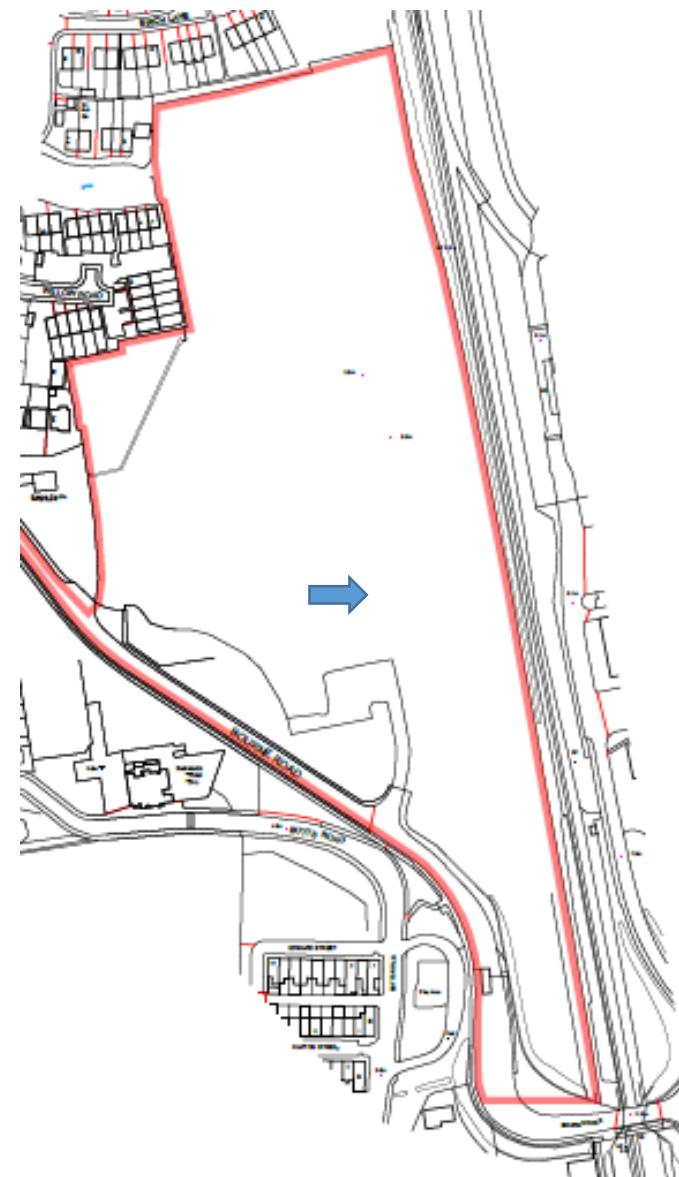
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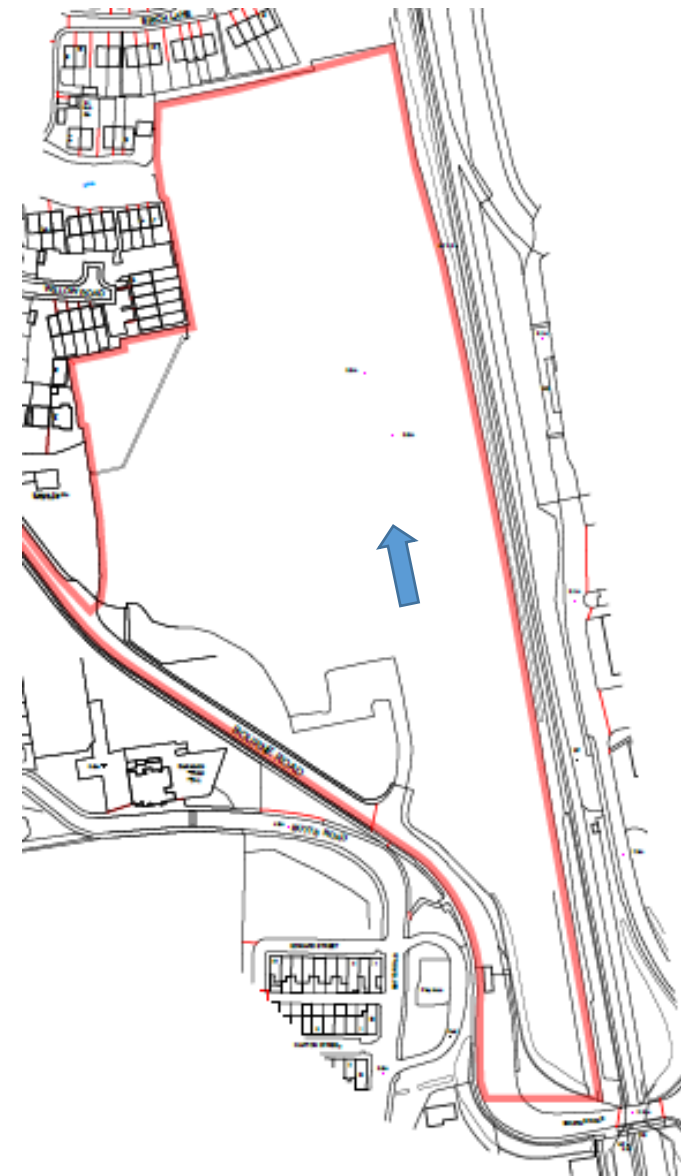


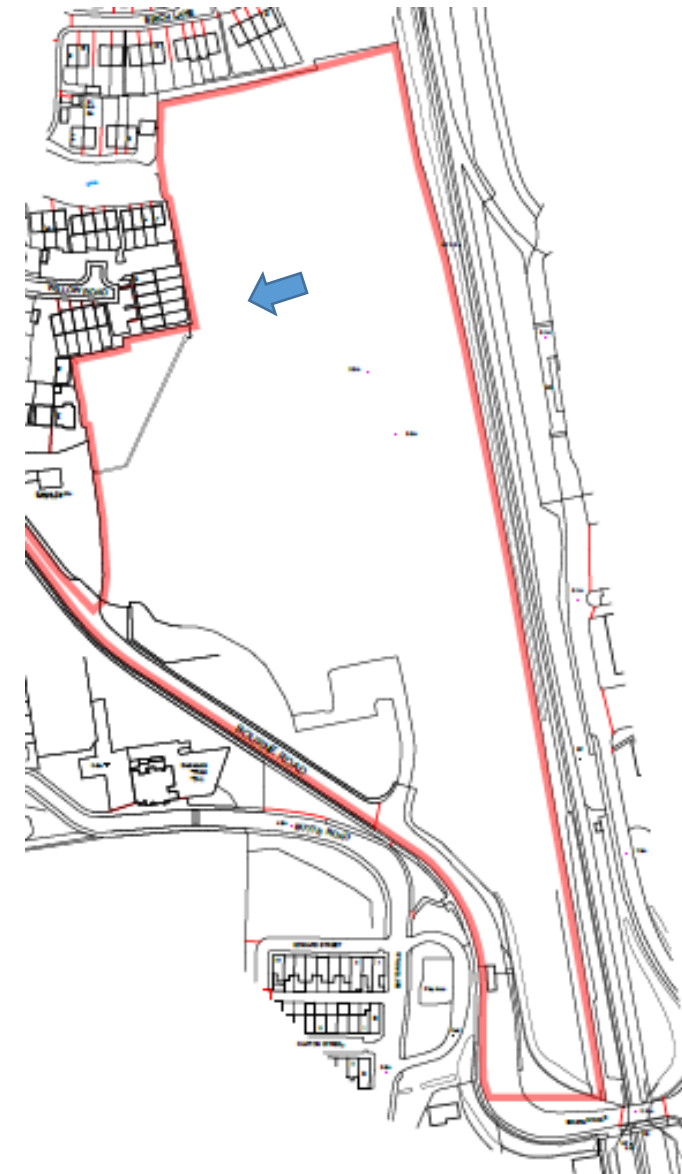
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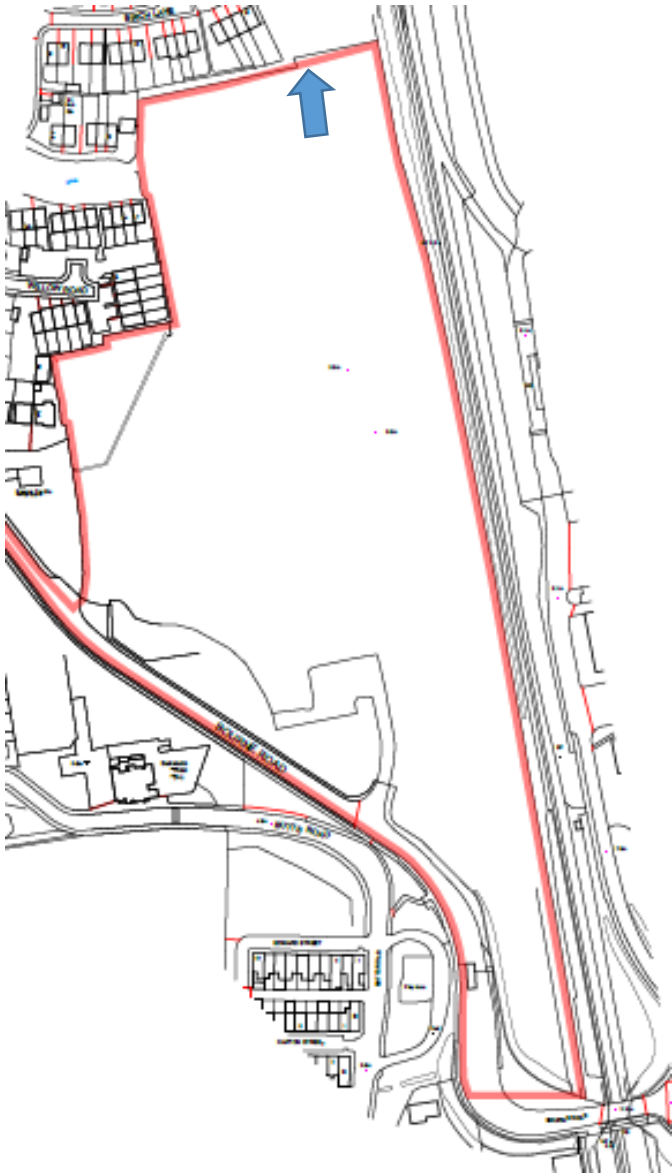




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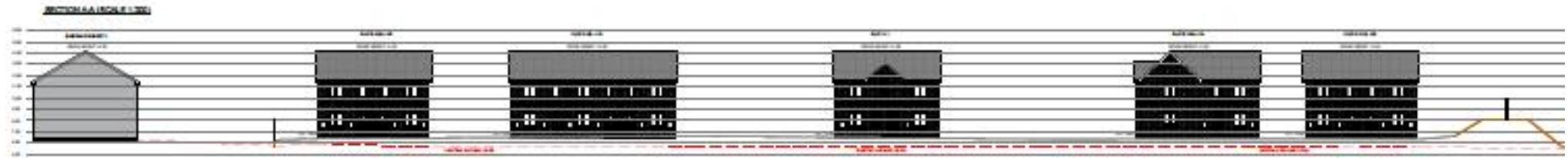
Proposed Site Layout Plan

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Indicative Site Section Plan

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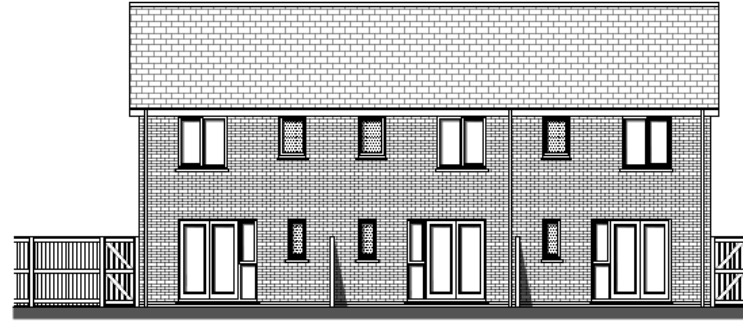
Siting of Affordable units

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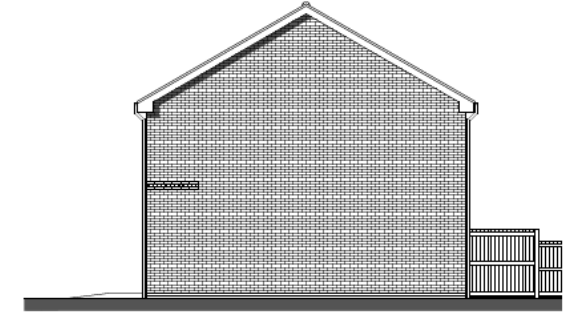




Front Elevation - Terrace of 3
2 Bedroom 4 Person House Type 68sq.m



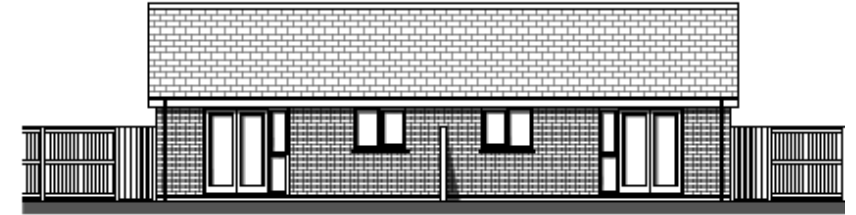
Rear Elevation - Terrace of 3
2 Bedroom 4 Person House Type 68sq.m



Side Elevation - Terrace of 3
2 Bedroom 4 Person House Type 68sq.m



Front Elevation
2 Bedroom 3 Person Bungalow 60sq.m



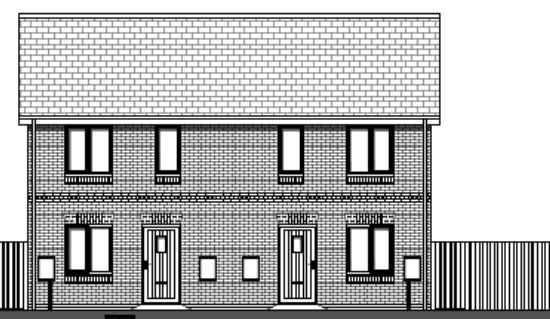
Rear Elevation
2 Bedroom 3 Person Bungalow 60sq.m



Side Elevation
2 Bedroom 3 Person Bungalow 60sq.m

Terraced and Bungalow house types

Semi-detached house types



Front Elevation
3 Bedroom 5 Person House Type 82sq.m



Rear Elevation
3 Bedroom 5 Person House Type 82sq.m

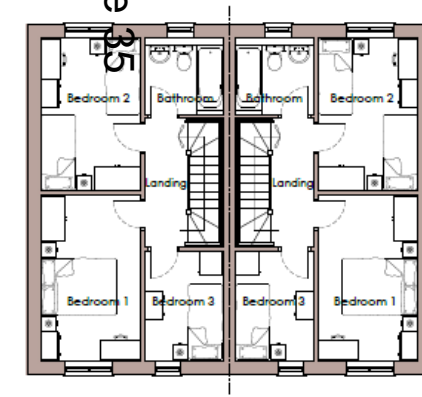


Side Elevation
2 Bedroom 4 Person
Aspect House Type 77sq.m

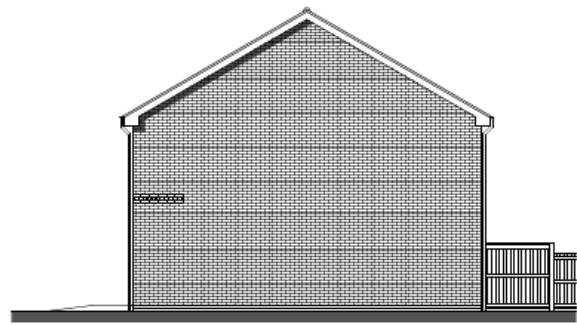
Front Elevation
2 Bedroom 4 Person
House Type 68sq.m



Front Elevation
3 Bedroom 4 Person House Type 77sq.m



First Floor Plan
3 Bedroom 5 Person House Type 82sq.m



Side Elevation
3B5P House Type 82sq.m



First Floor Plan
3 Bedroom 4 Person
Aspect House Type 77sq.m

First Floor Plan
2 Bedroom 4 Person
House Type 68sq.m



Rear Elevation
2 Bedroom 4 Person
House Type 68sq.m

Rear Elevation
3 Bedroom 4 Person
Aspect House Type 77sq.m

Apartment buildings



Front Elevation
1 Bedroom 2 Apartments 43-47sq.m



Front Elevation
1 Bedroom 2 Apartments 43-47sq.m



Side / Rear Elevation
1 Bedroom 2 Apartments 43-47sq.m



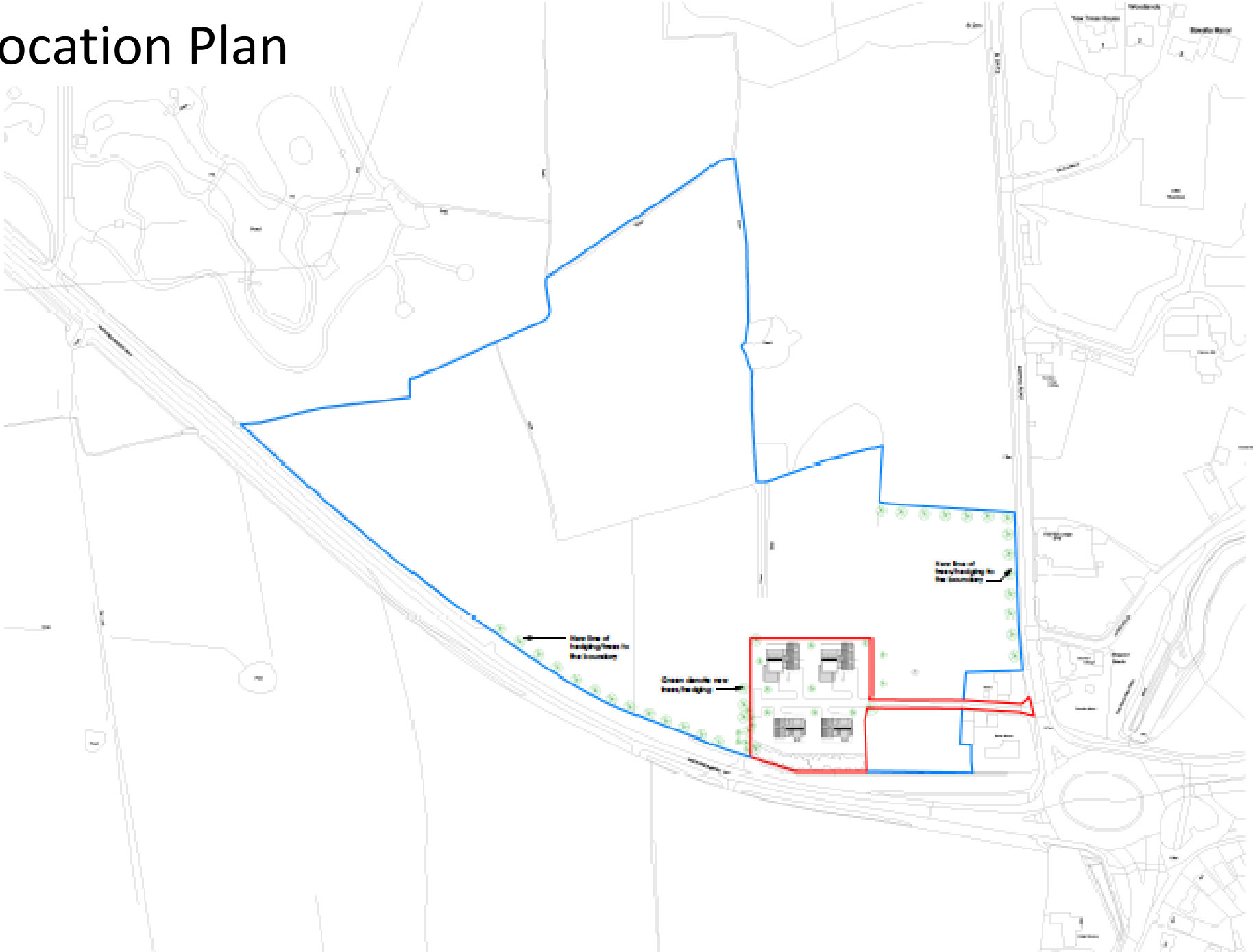
Side / Rear Elevation
1 Bedroom 2 Apartments 43-47sq.m

Item 5

20/00882/FUL

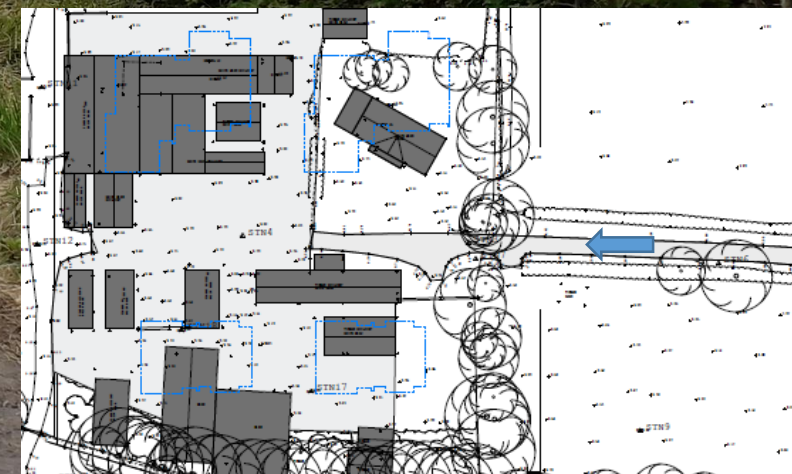
Prospect Farm
Skippool Road
Thornton Cleveleys
FY5 5LD

Site Location Plan

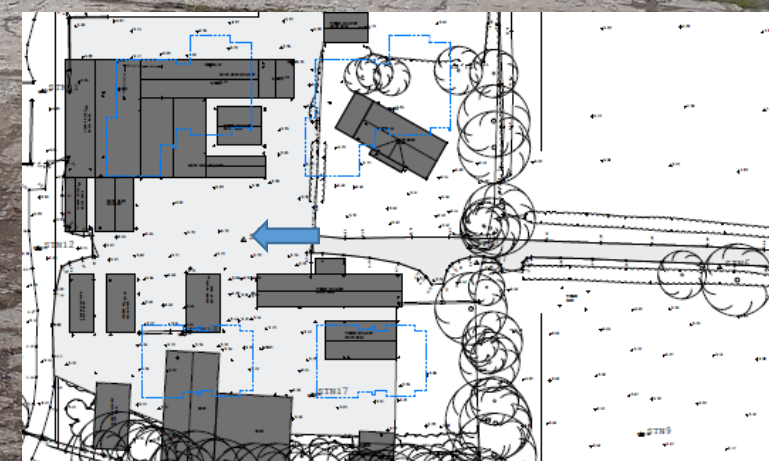


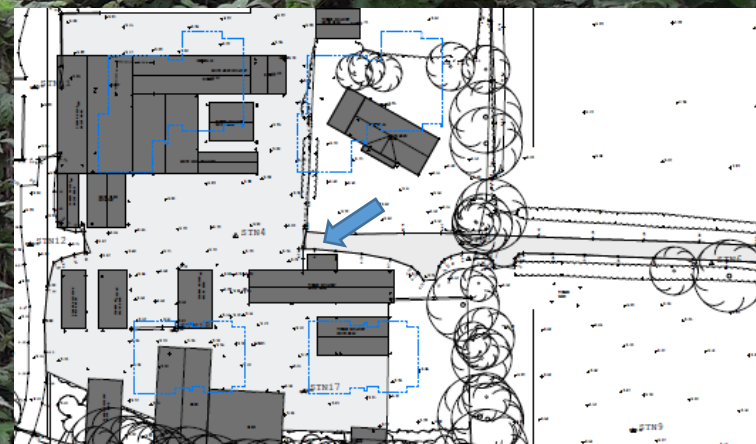






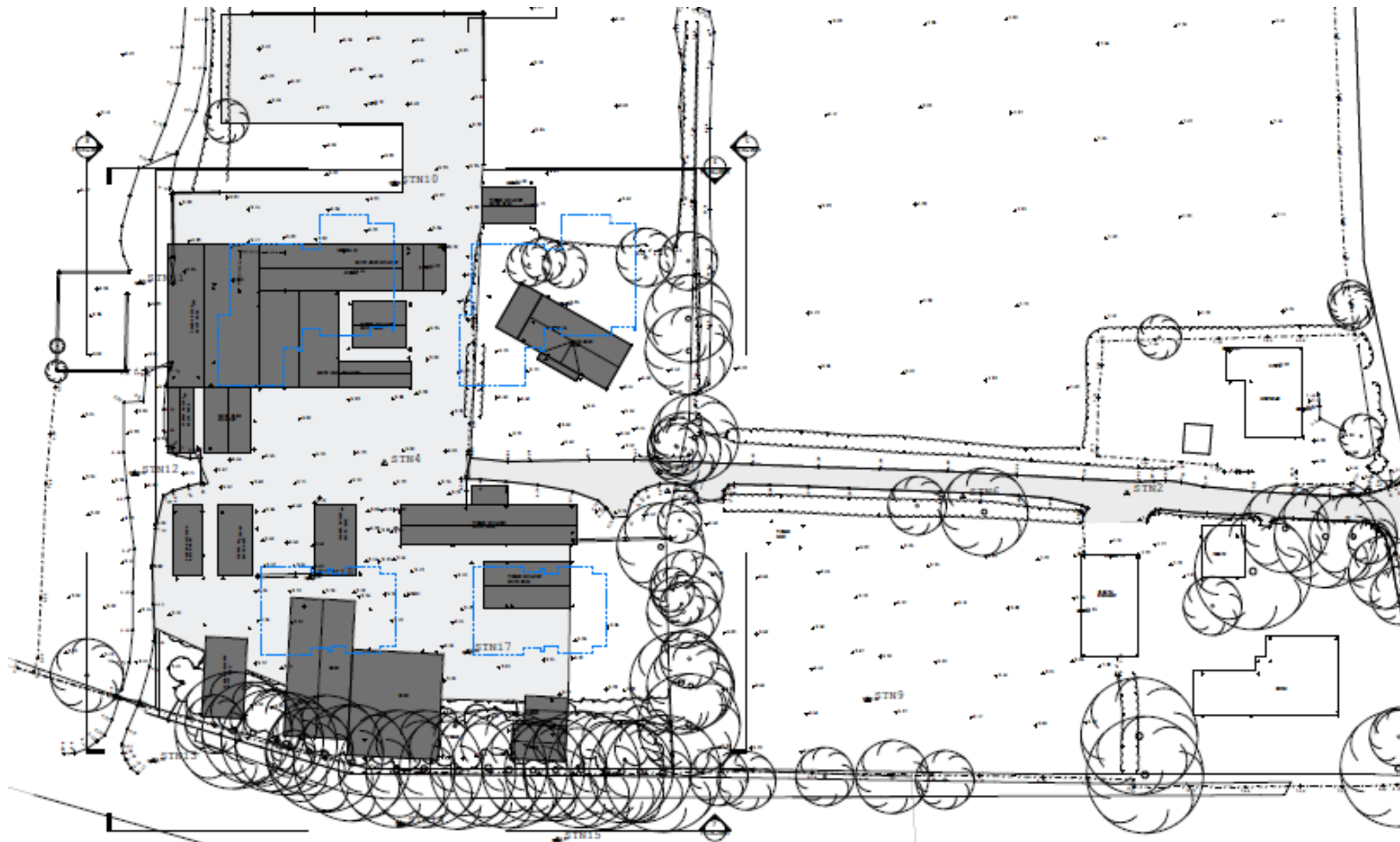




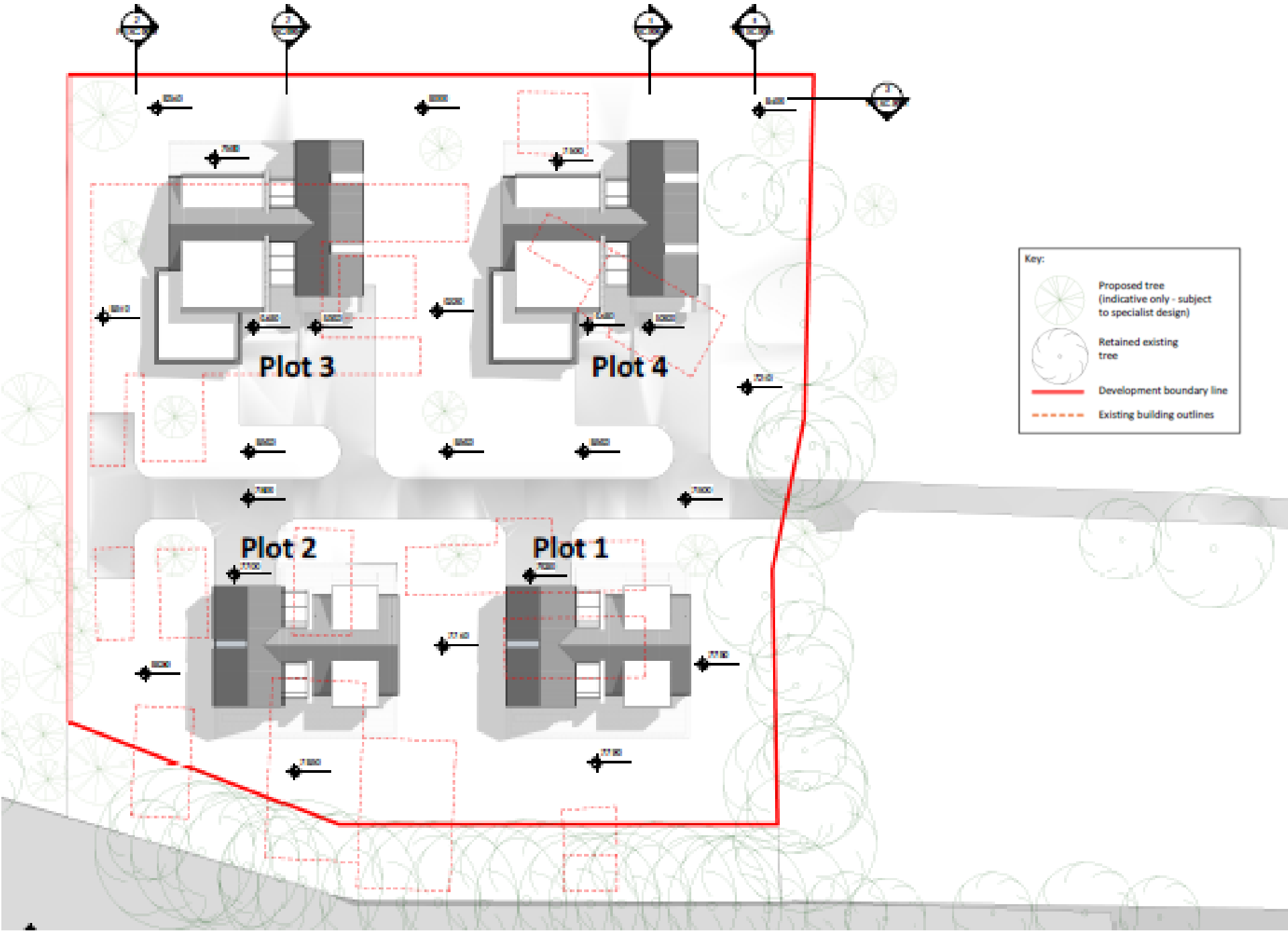


Existing Site Plan

- Key:
- Proposed building outlines
 - Existing buildings
 - Concrete hardstanding
 - Tarmac road



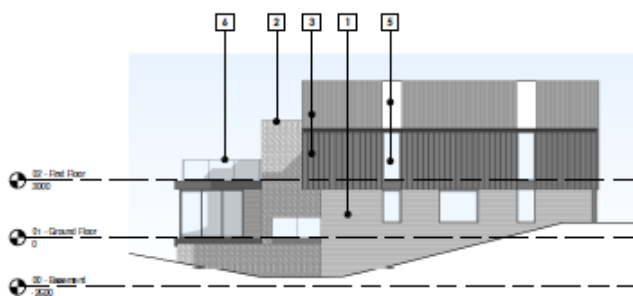
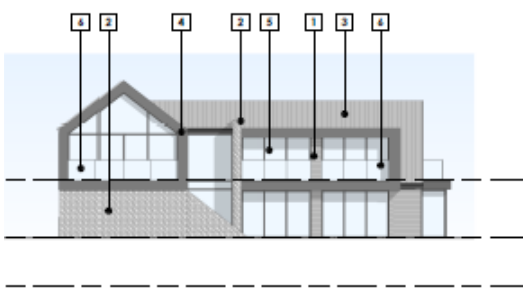
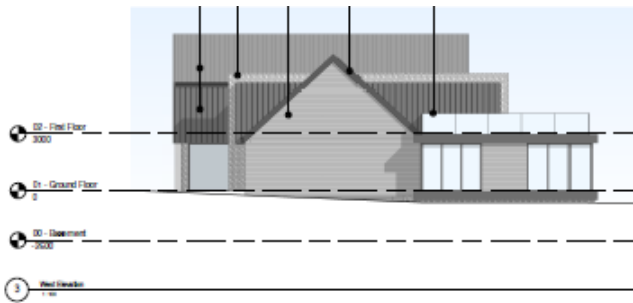
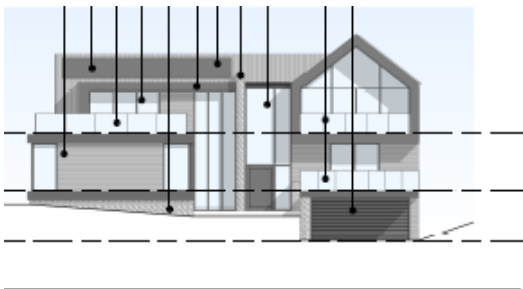
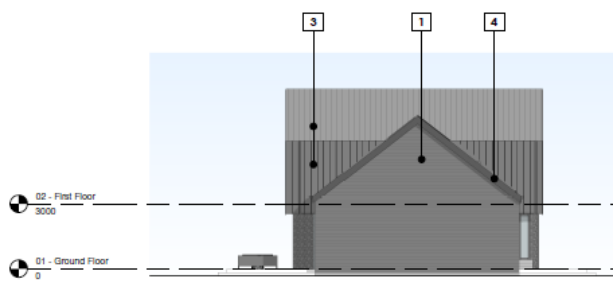
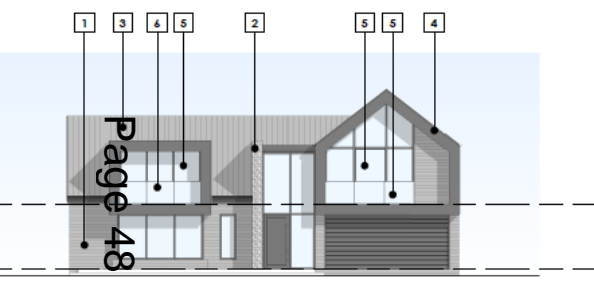
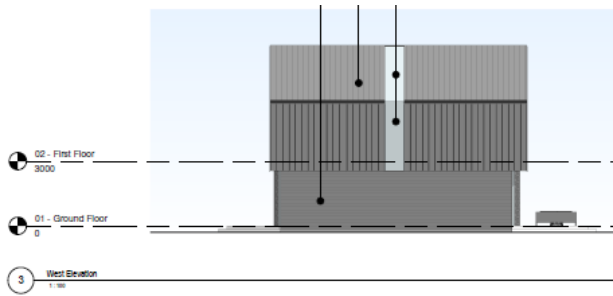
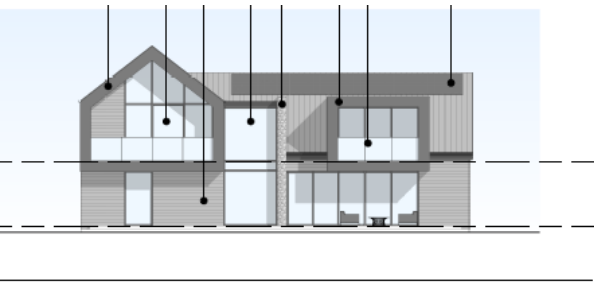
Proposed Site Layout Plan



Proposed 3D Site Plan



Proposed Elevations – Types 1 + 2



Proposed Landscape Plan

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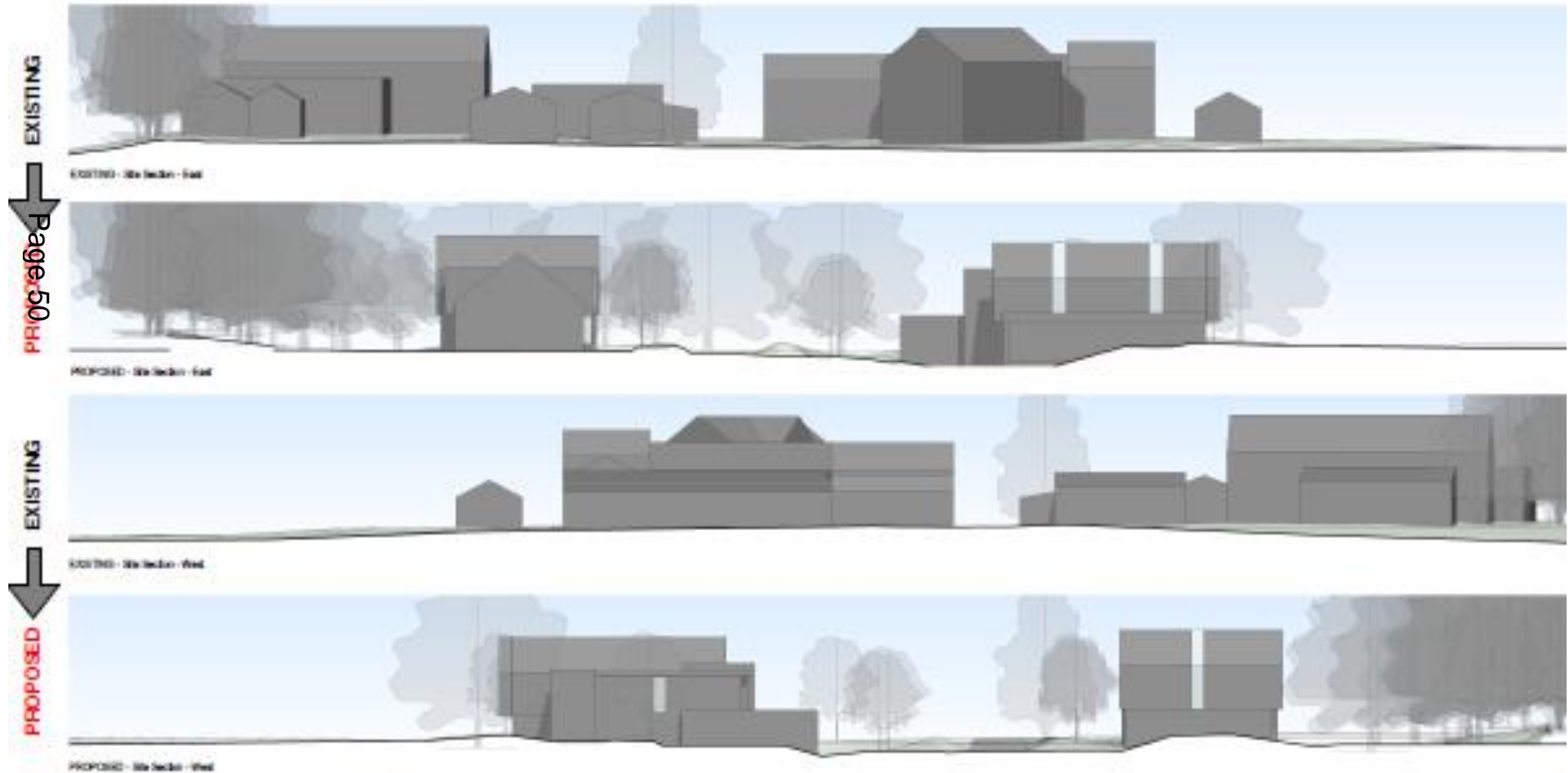


LANDSCAPE MASTERPLAN 1:500



PRECEDENT IMAGES

Proposed v Existing Site Section Elevations



Proposed v Existing Site Section Elevations



EXISTING - View from the layby at the Amounderness Way



PROPOSED - View from the layby at the Amounderness Way



PROPOSED - View without additional trees to the Amounderness Way



Photo Montages

EXISTING - View from the Thornton Lodge



Photo Montages

PROPOSED - View from the Thornton Lodge



PROPOSED - View from the Thornton Lodge without trees along the Skippool Road



Photo Montages

EXISTING - View from the Skippool Road



PROPOSED - View from the Skippool Road



PROPOSED - View the Skippool Road without additional trees along Skippool Road

