



## **Planning Committee Supplement**

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

**Planning Committee meeting on Wednesday, 3 March 2021 at 2.00 pm  
in the Council Chamber and WebEx.**

**Members of the Public will be able to view the meeting via the Council's  
YouTube page (<https://www.youtube.com/user/WyreCouncil/>)**

### **5. Planning applications**

**(Pages 3 - 42)**

**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 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.

**c) Application C- Land To The South Of Blackpool Road, Poulton-Le-Fylde (19/00551/FULMAJ)**

Hybrid planning application seeking detailed planning permission for the development of 202 dwellings including associated access, highway works, open space provision and landscaping and outline planning permission for the development of a two form entry primary school (all matters reserved).

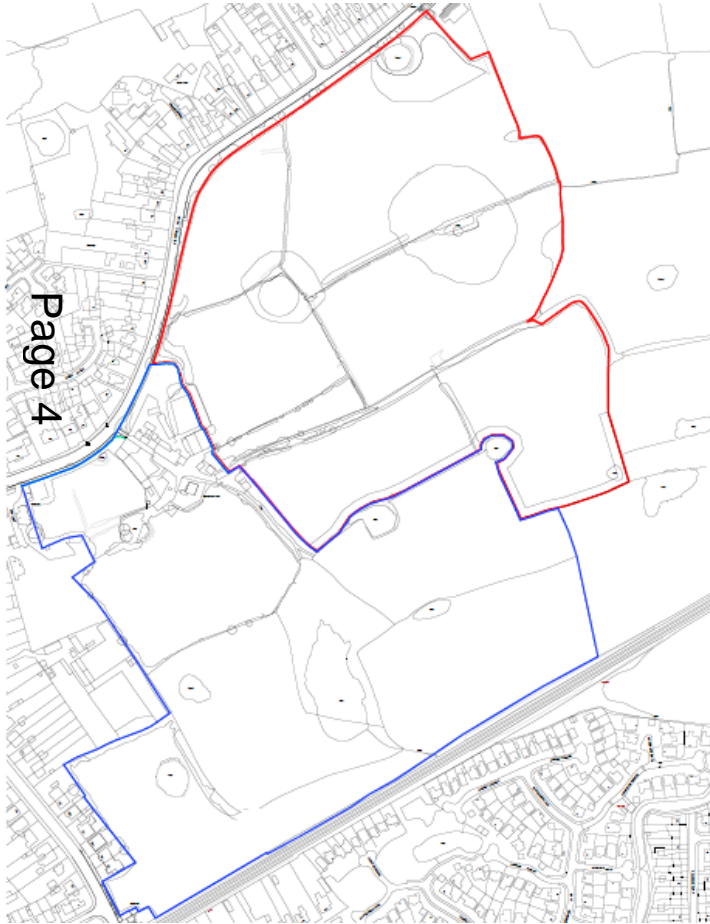
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# Item 1

19/00615/OULMAJ

Land South Of Blackpool Road  
Poulton-Le-Fylde

# Site Location Plan

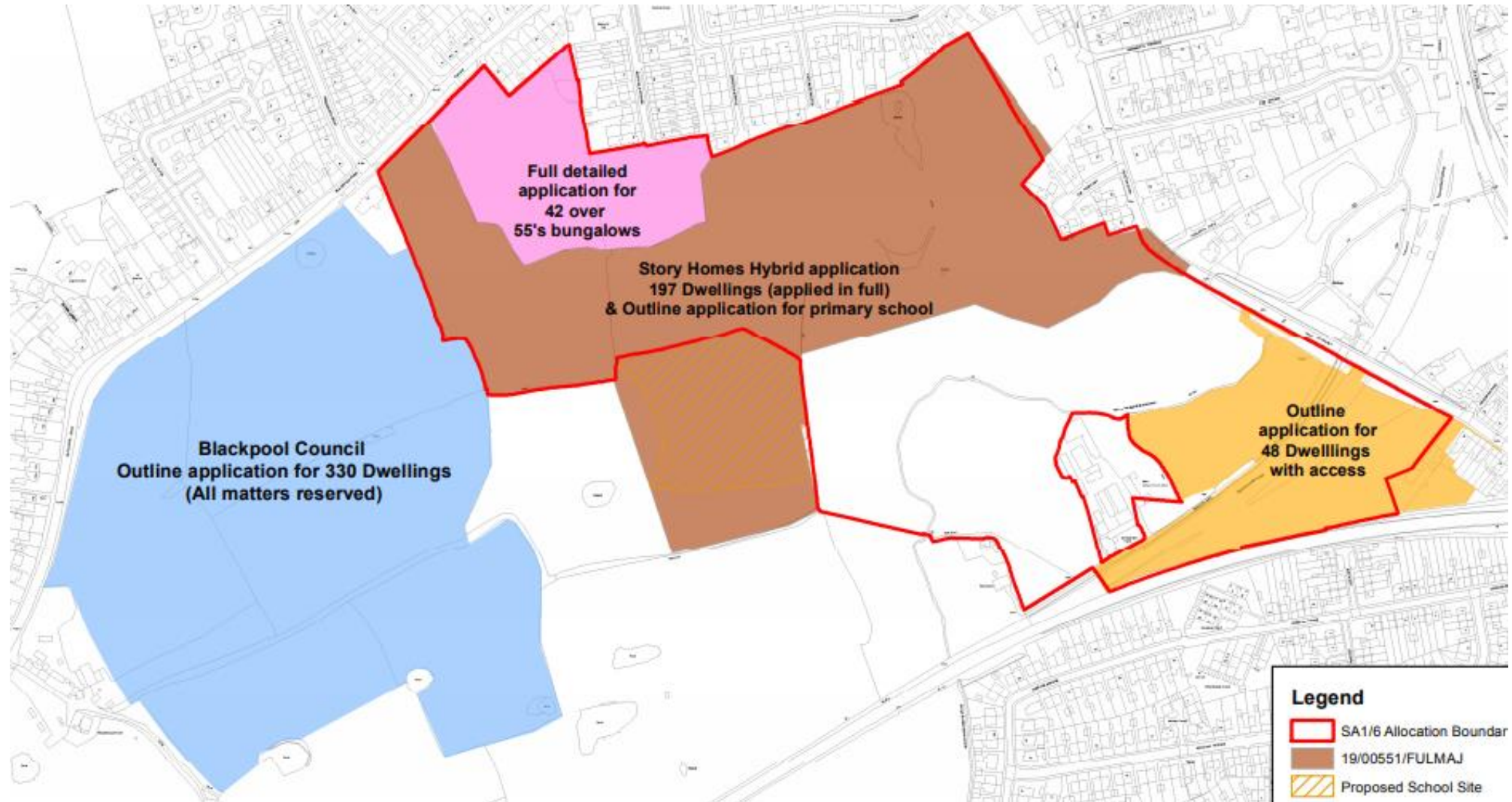


Red Edge – application site boundary; Blue Edge – other land owned by applicant



# 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



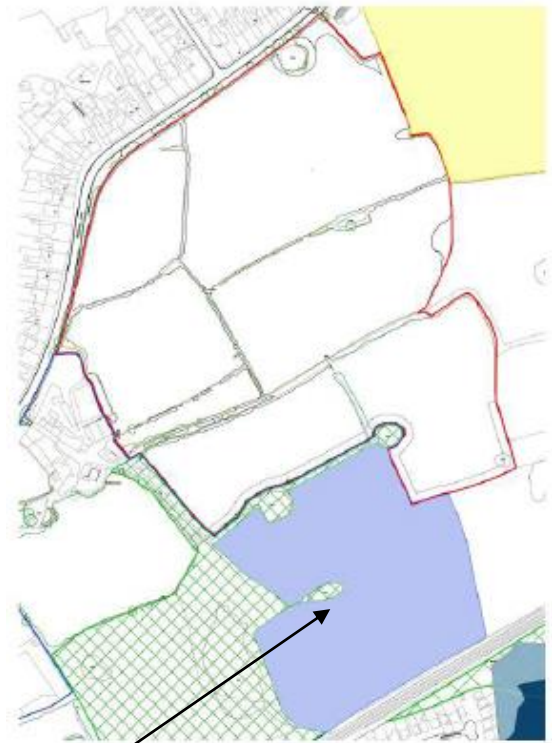
Figure 6 - South facing view onto the site.



Figure 7 - East facing view onto the site.



# Parameters Plan



**Inset (NTS) showing the ecological enhancement area**

Farm building/structure to be demolished

Refer to Inset

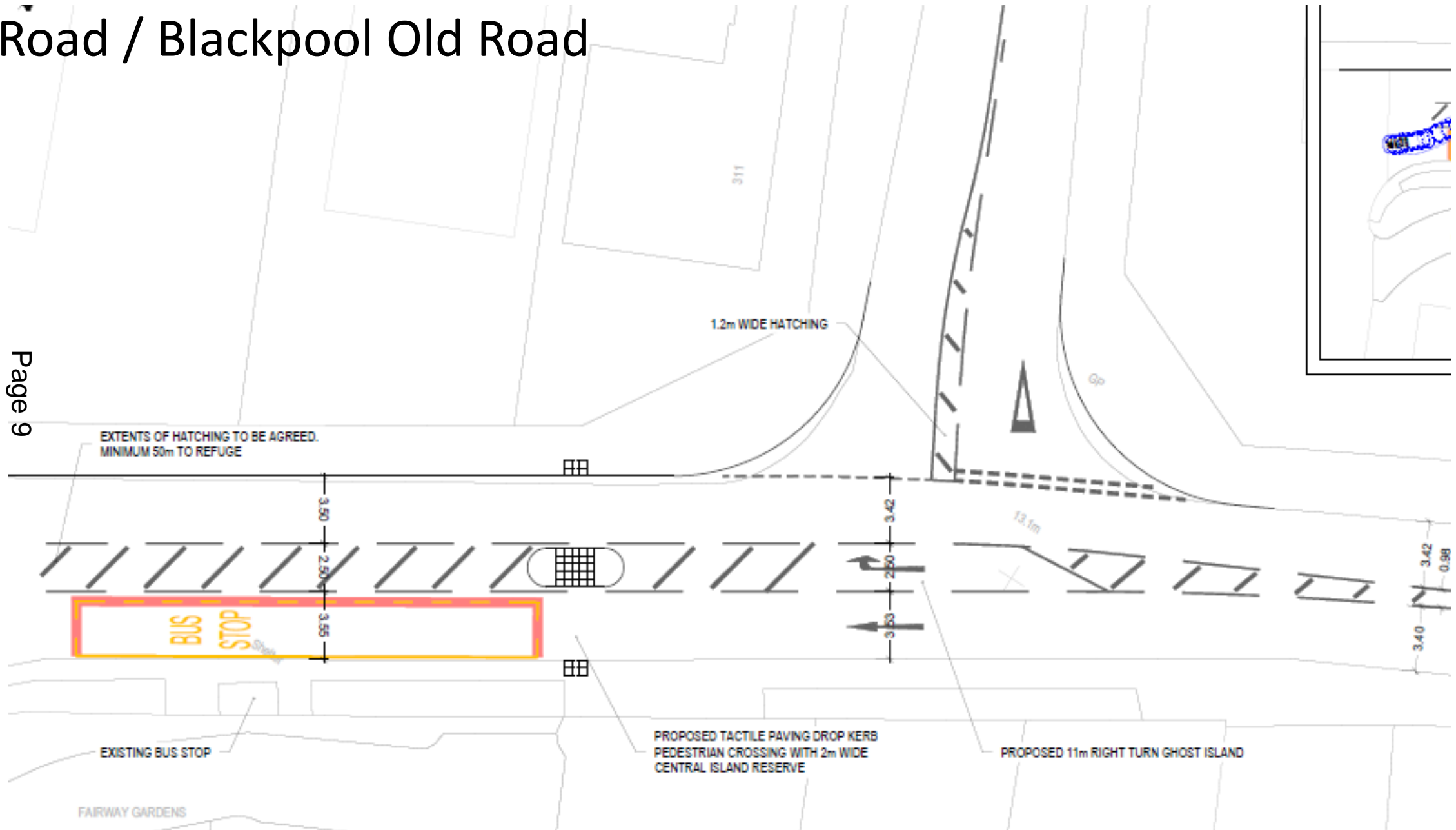
# Indicative Layout Plan





# Junction Improvements to Blackpool Road / Blackpool Old Road

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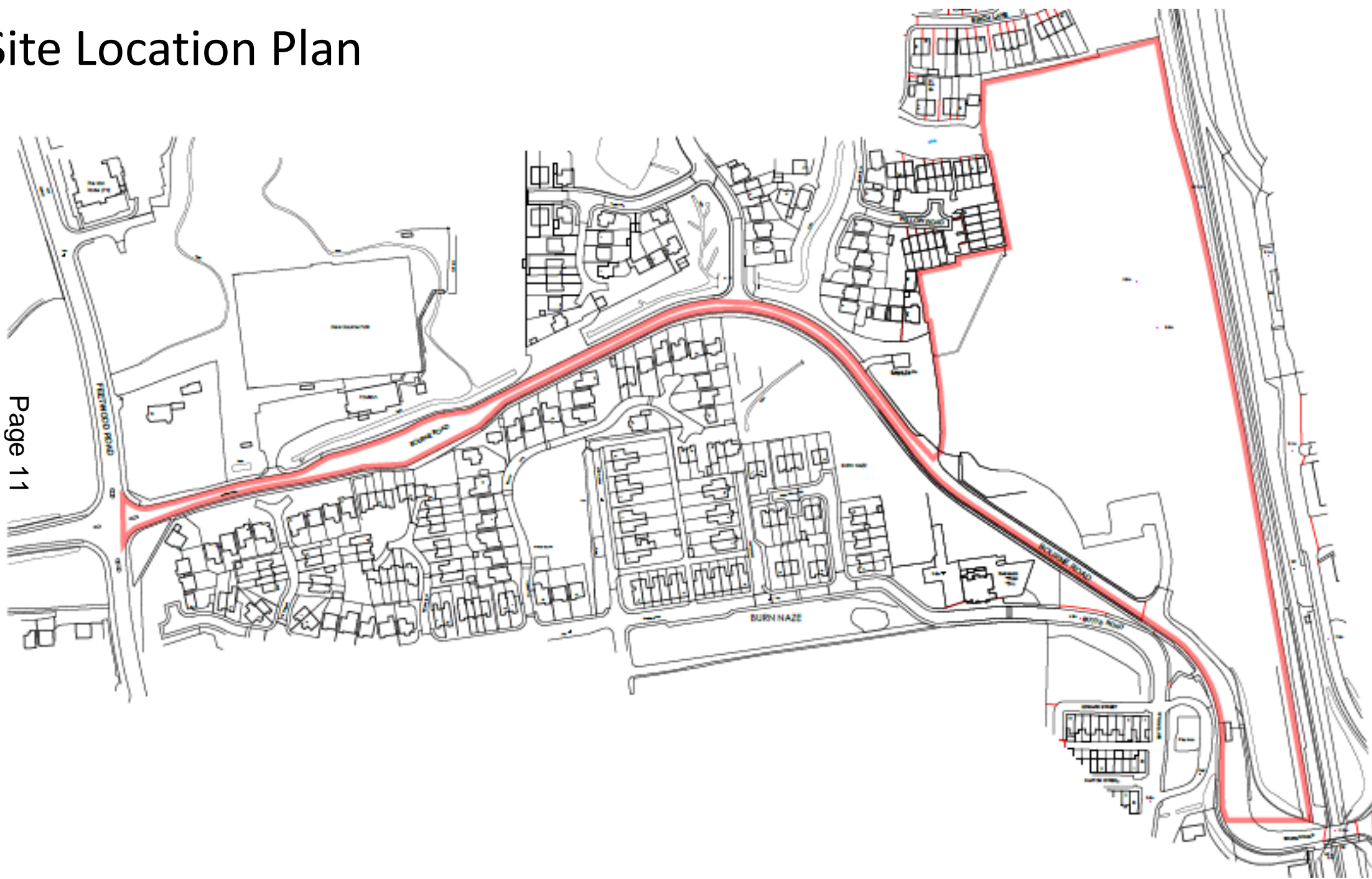


## Item 2

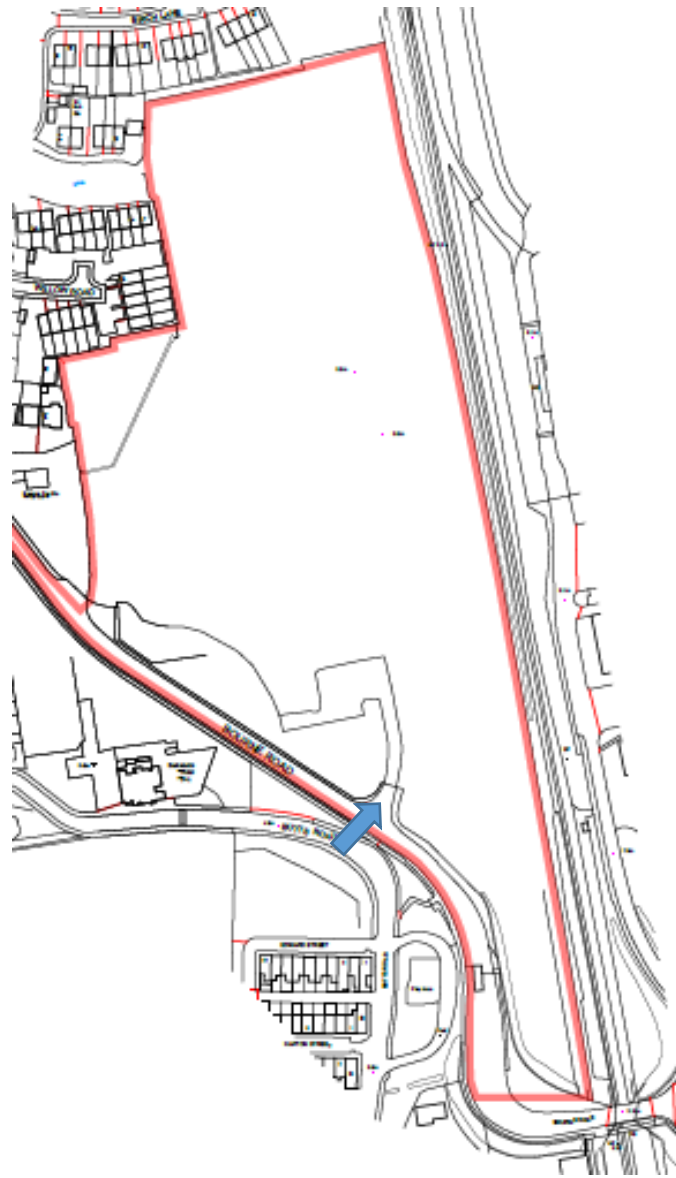
20/00405/LMAJ

Land At Bourne Road  
Thornton Cleveleys  
FY5 4QA

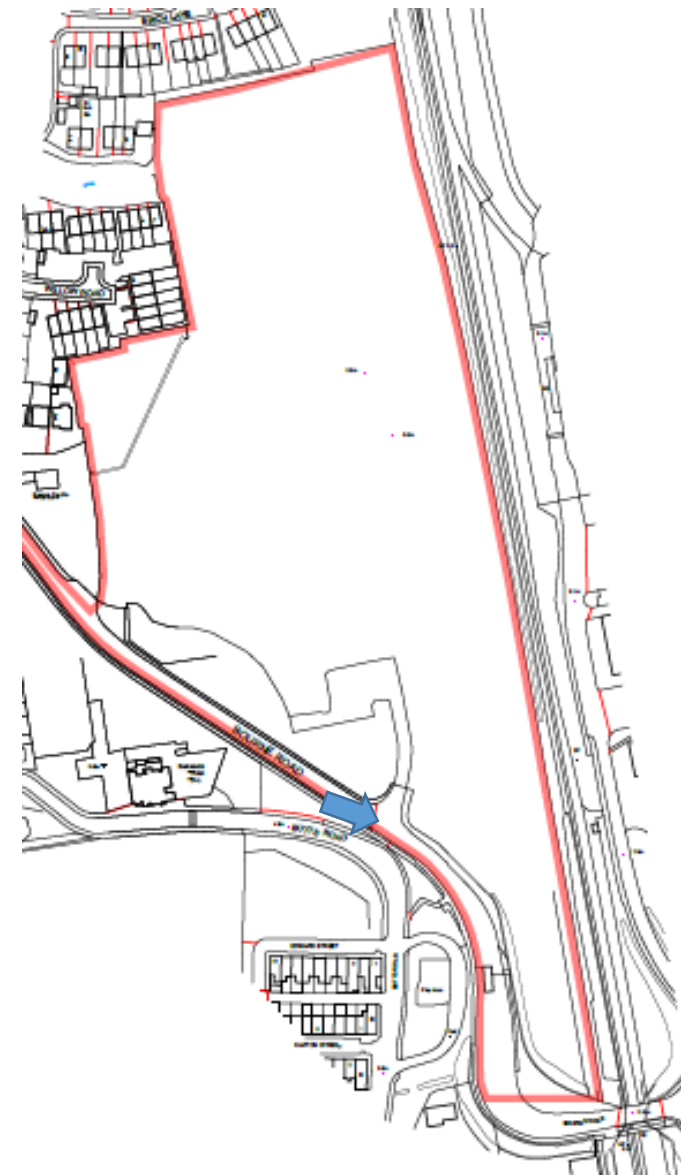
# Site Location Plan







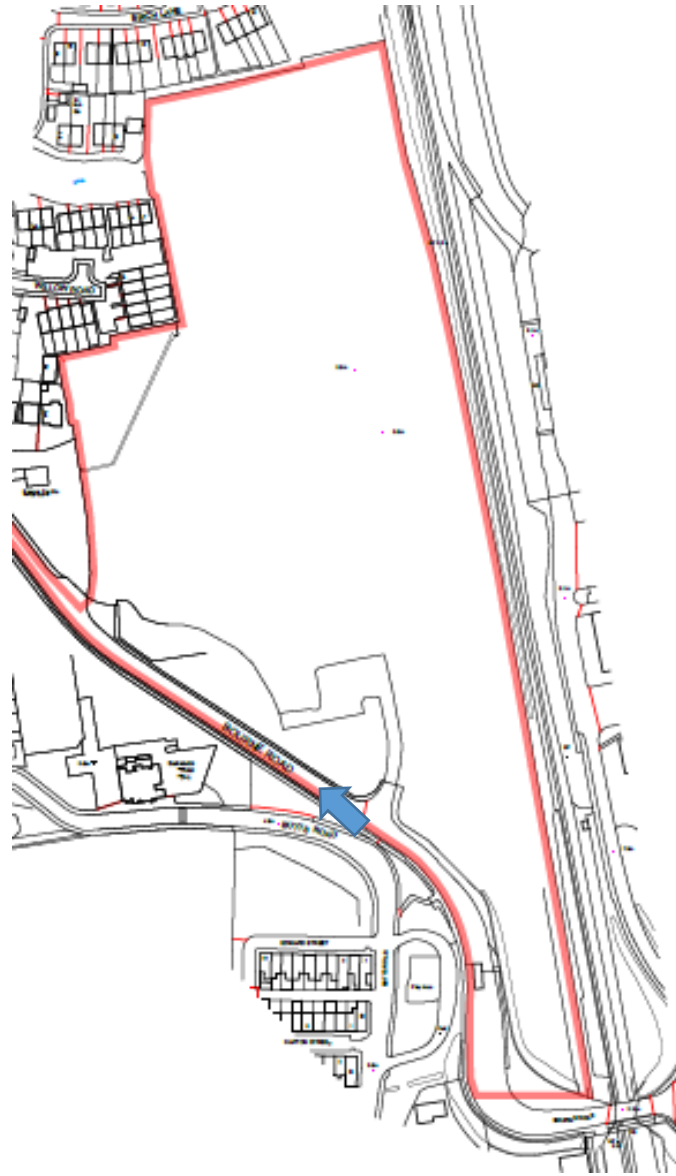




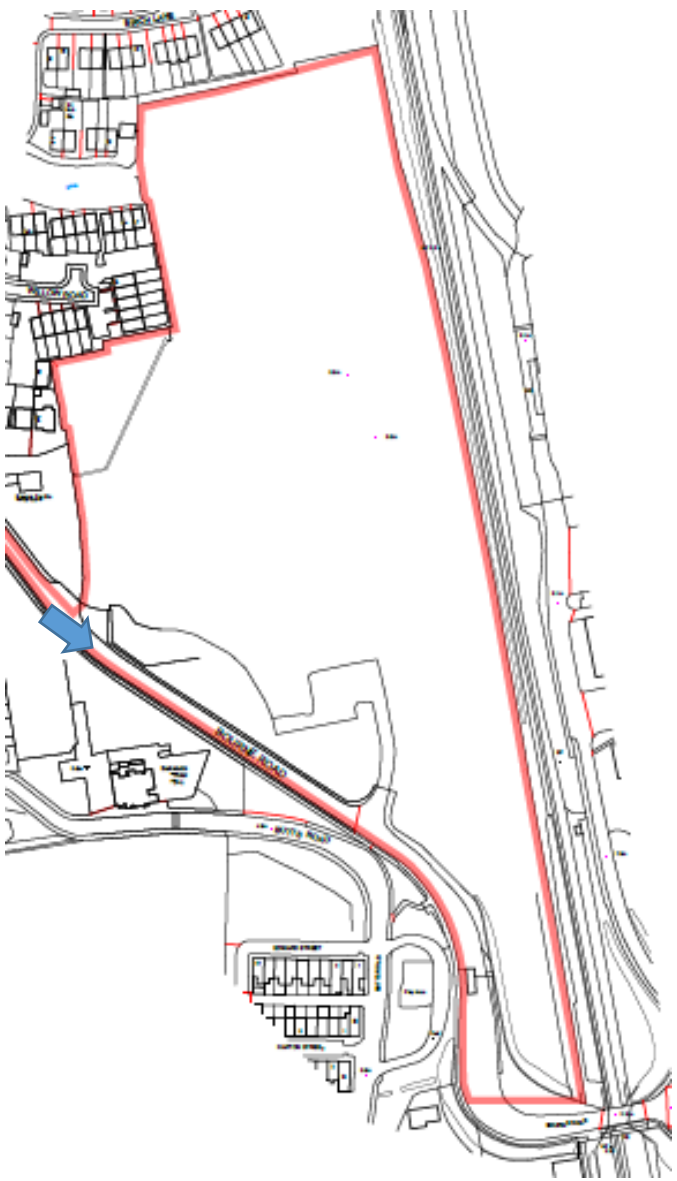




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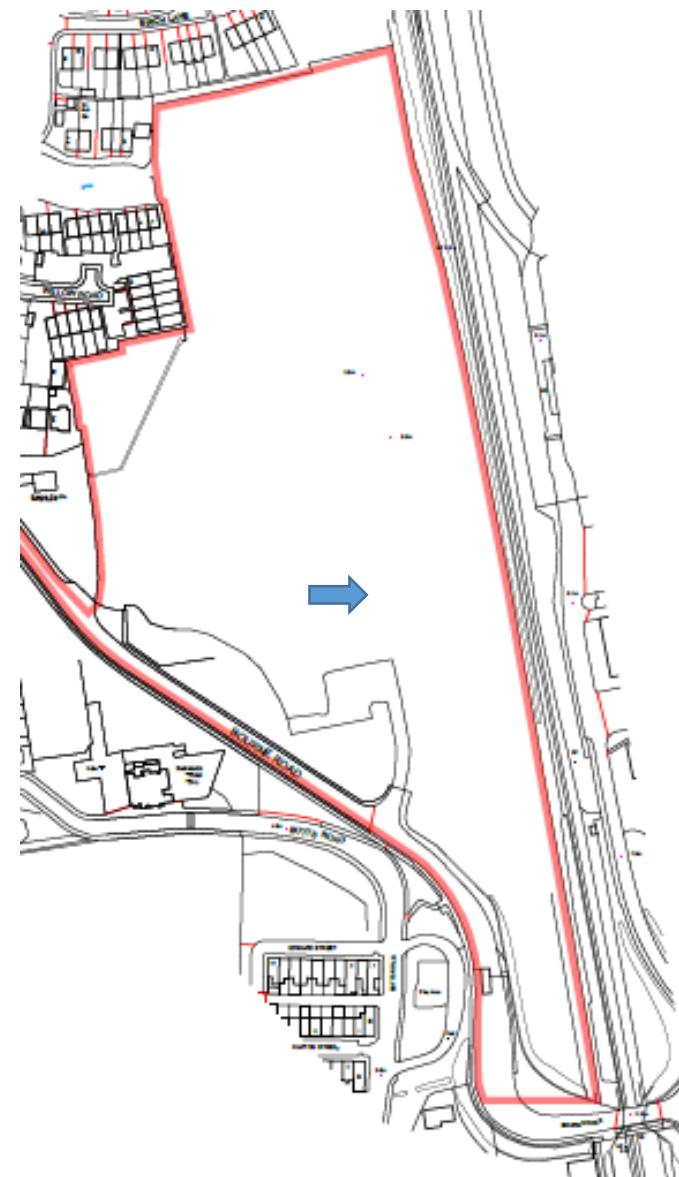








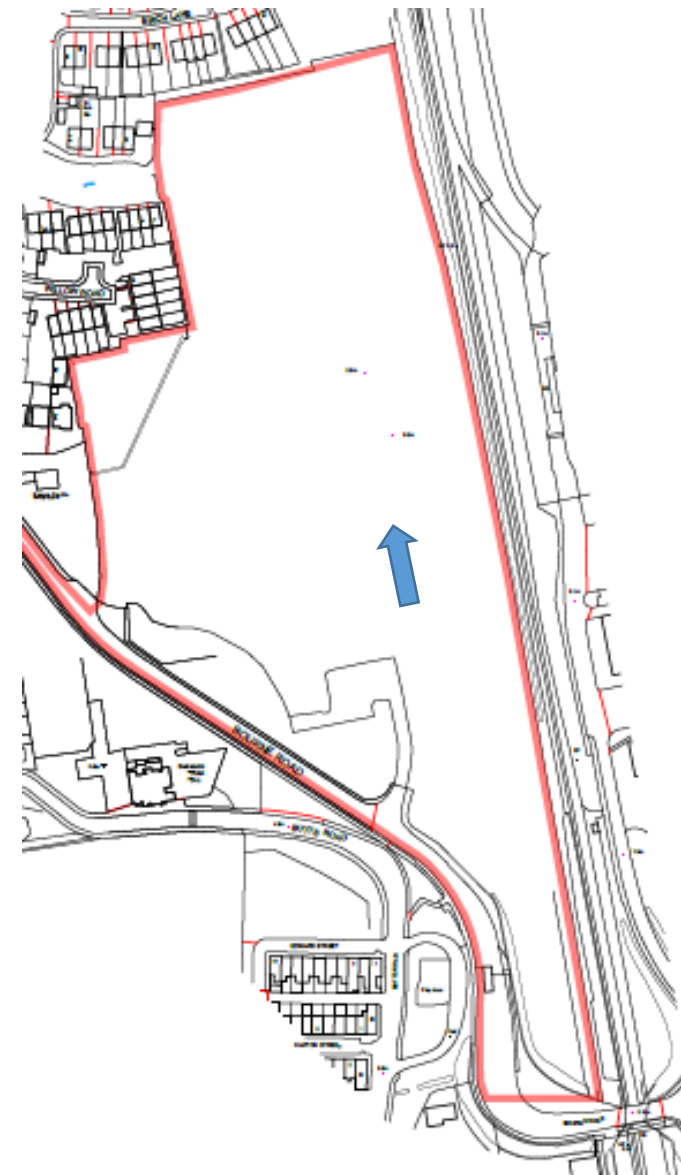
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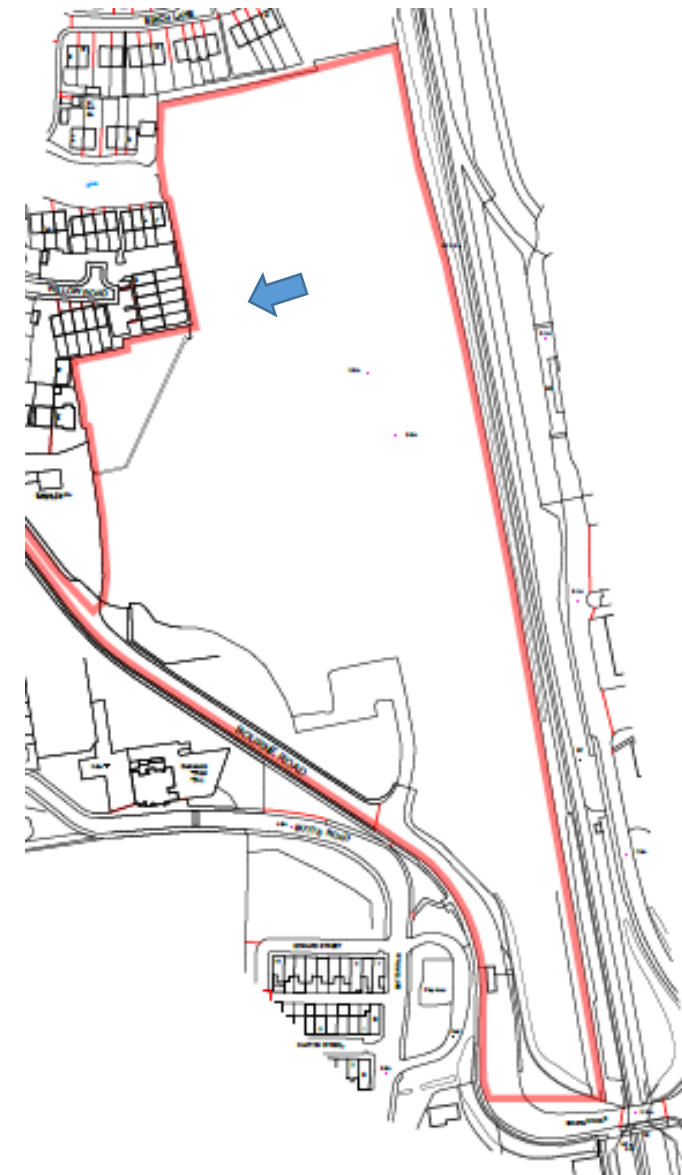




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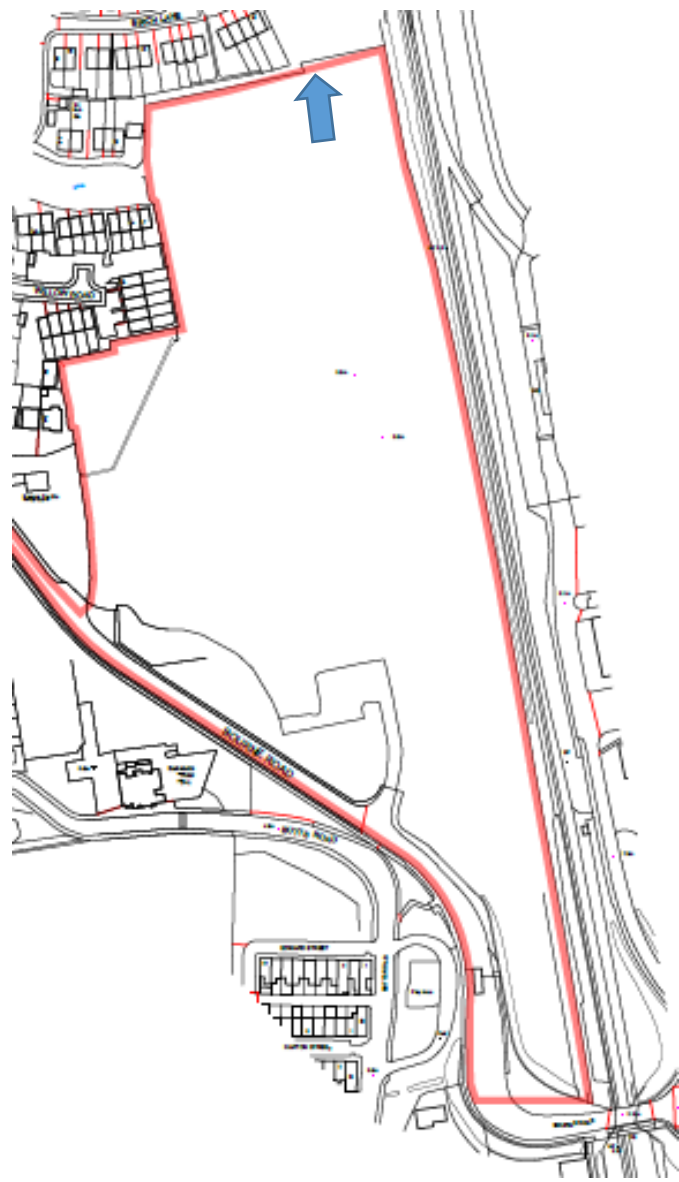








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# Proposed Site Layout Plan with revision to overcome HSE concerns

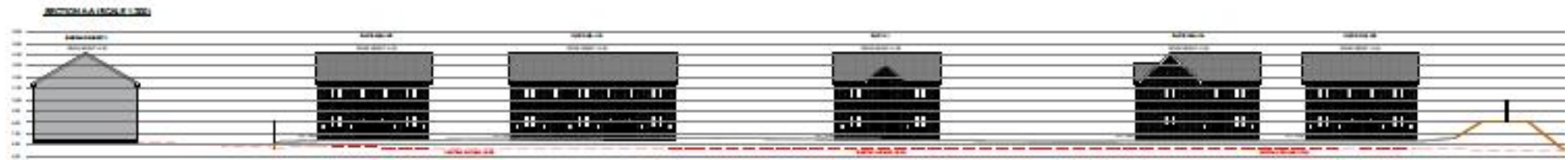


Previous Site Layout  
Plan (with apartment  
block falling within HSE  
middle zone)



# Indicative Site Section Plan (no change)

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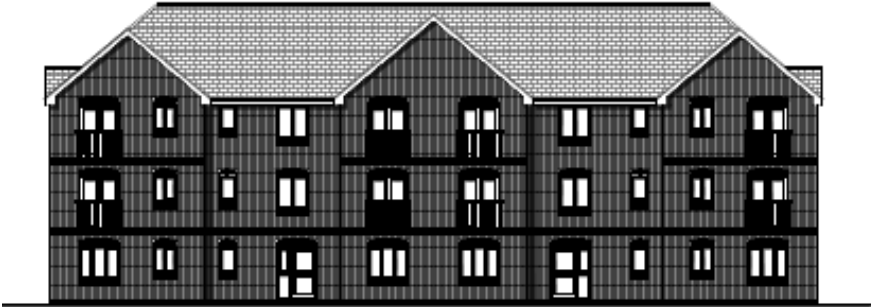


# Siting of Affordable units (no change)

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# Apartment buildings



Entrance Elevation  
1 Bedroom 2 Apartments 43sq.m



Elevation Facing Access Road  
1 Bedroom 2 Apartments 43sq.m



First & Second Floor Plan - Plots 151 - 171  
1 Bedroom Apartments 43sq.m



Side Elevation  
1 Bedroom 2 Apartments 43sq.m



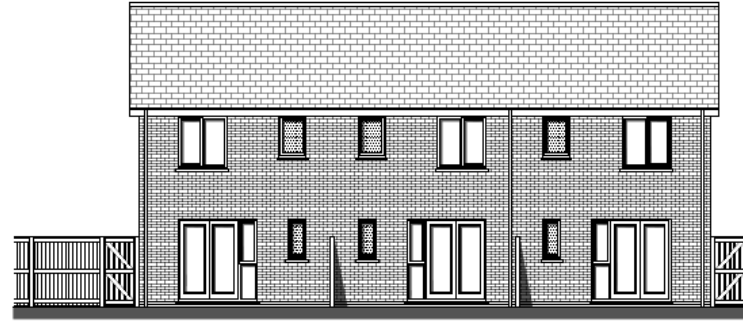
Side Elevation

Plot	151 - 171
Area	43sq.m
Bedrooms	1
Bathrooms	1
Kitchens	1
Living Rooms	1
Staircases	1
Corridors	1
Landings	1
Storage	1
Other	1

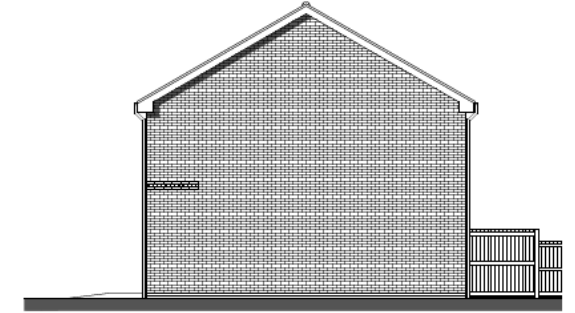




Front Elevation - Terrace of 3  
2 Bedroom 4 Person House Type 68sq.m



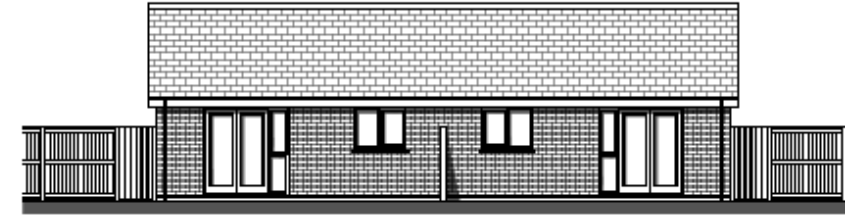
Rear Elevation - Terrace of 3  
2 Bedroom 4 Person House Type 68sq.m



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  
(no change)

# Semi-detached house types

(no change)



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



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

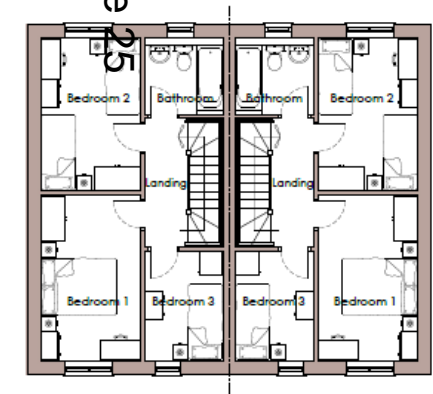


Side Elevation  
2 Bedroom 4 Person  
Aspect House Type 77sq.m

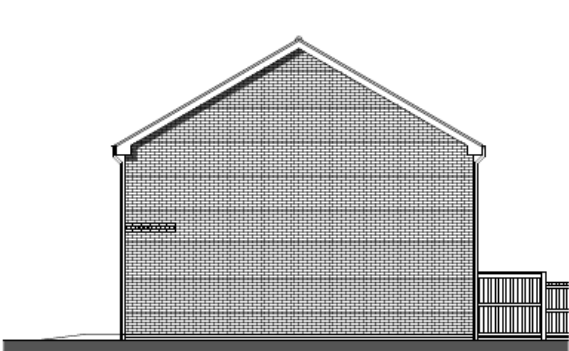
Front Elevation  
2 Bedroom 4 Person  
House Type 68sq.m



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

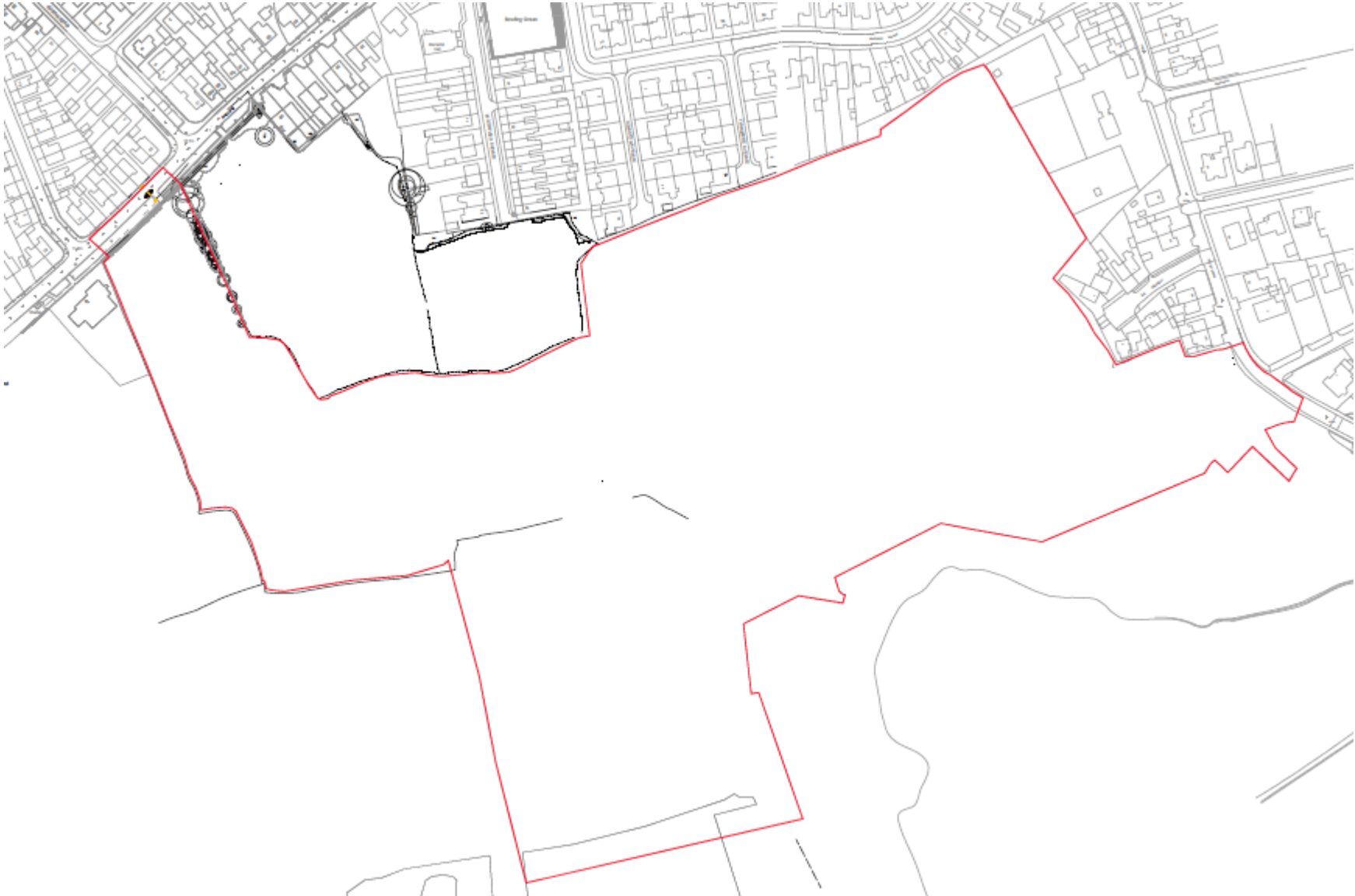


## Item 3

19/00551/FULMAJ

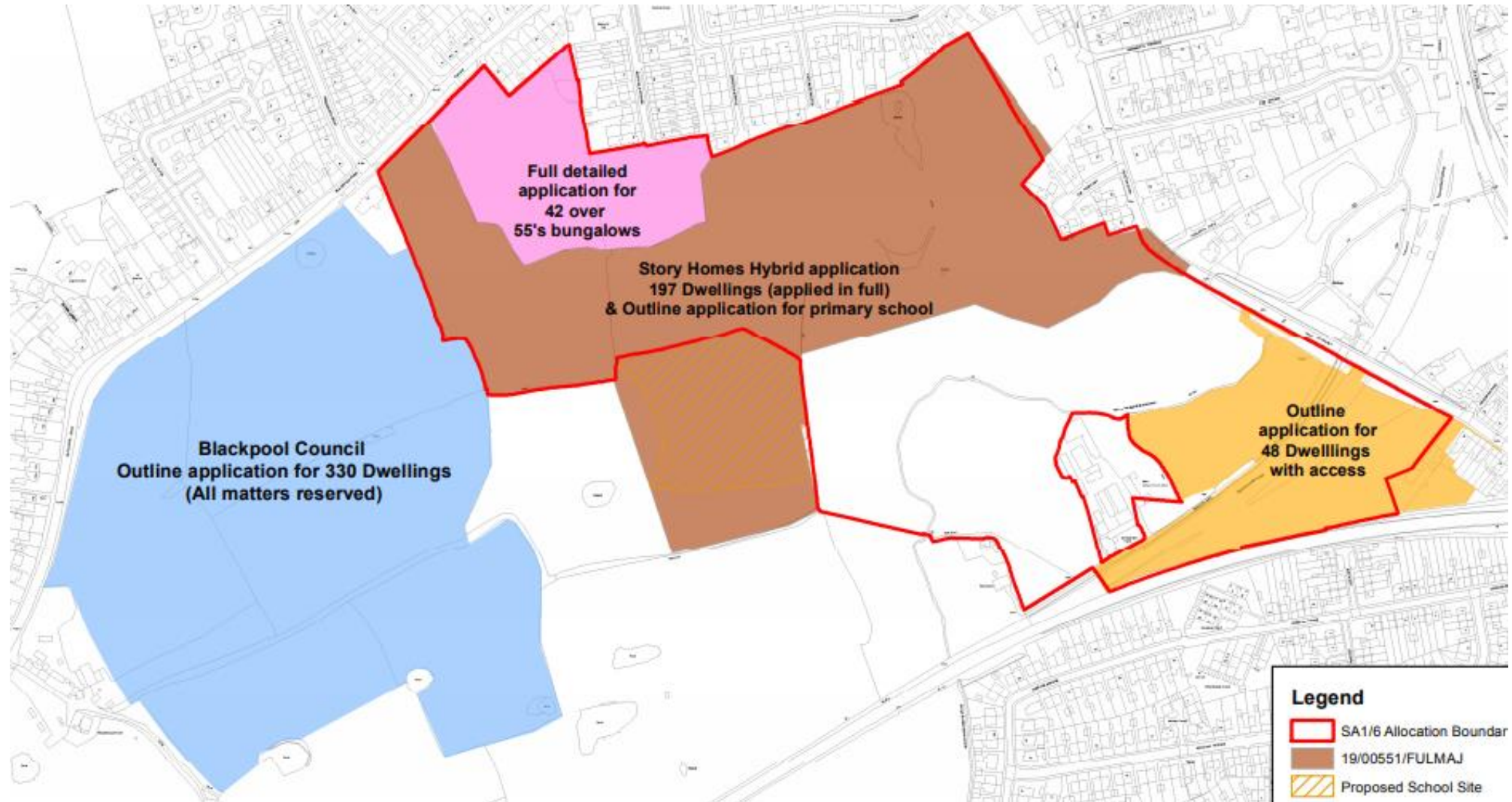
Land To The South Of Blackpool Road  
Poulton-Le-Fylde

# Site Location Plan

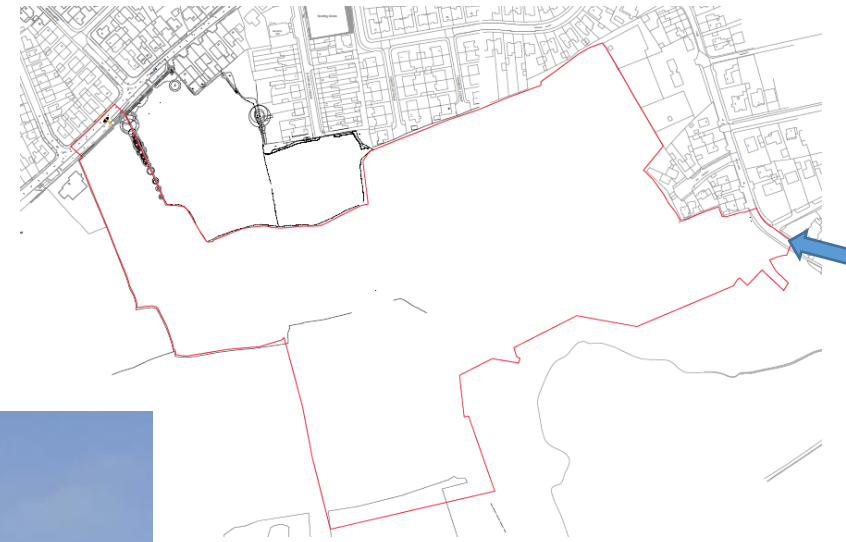




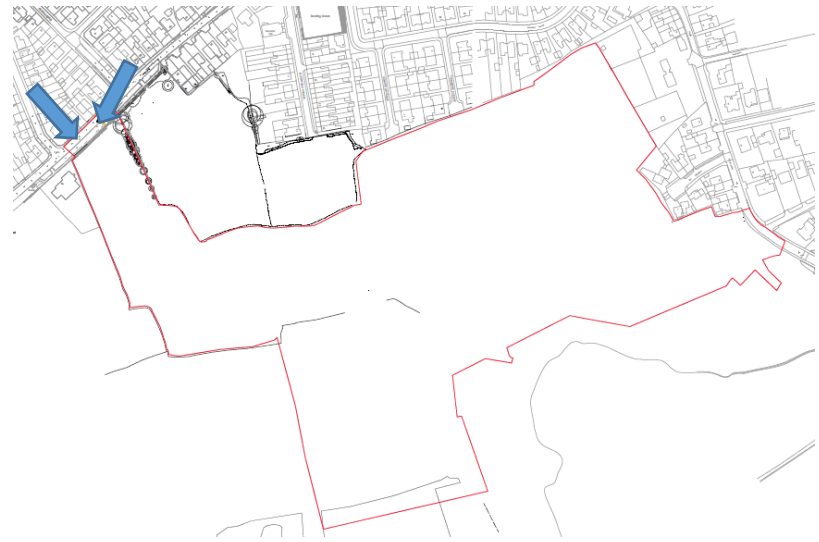
# Site (coloured brown) in relation to adjacent SA1/6 allocation



# Tithebarn Street/Poulton Road Access

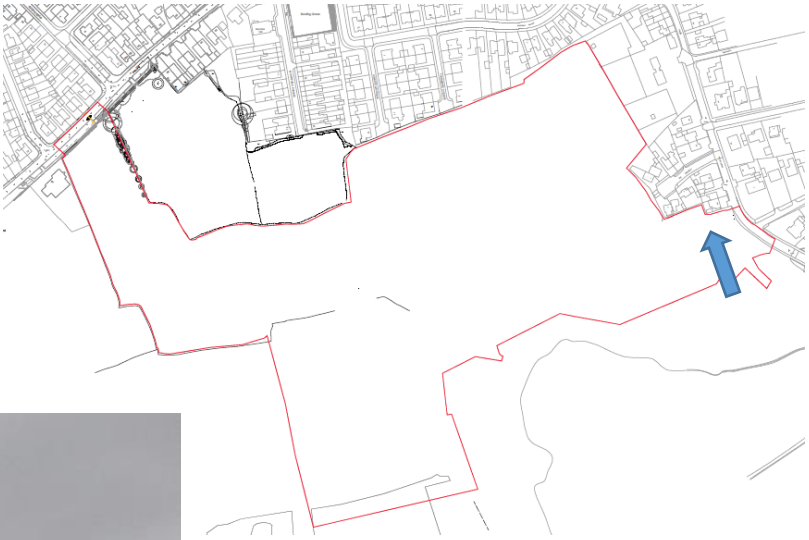




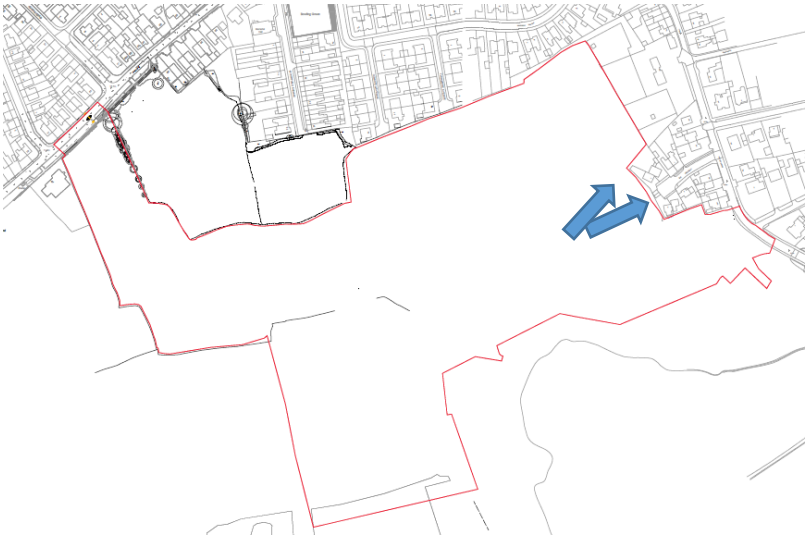


# Blackpool Road Access

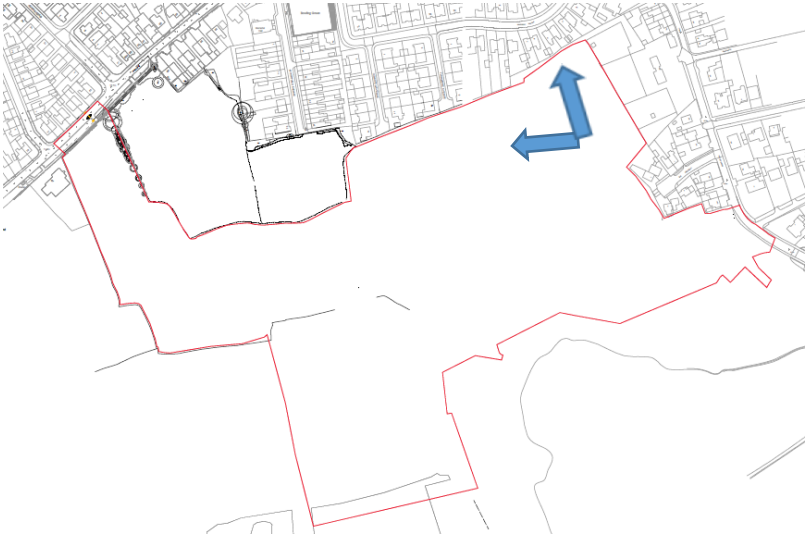




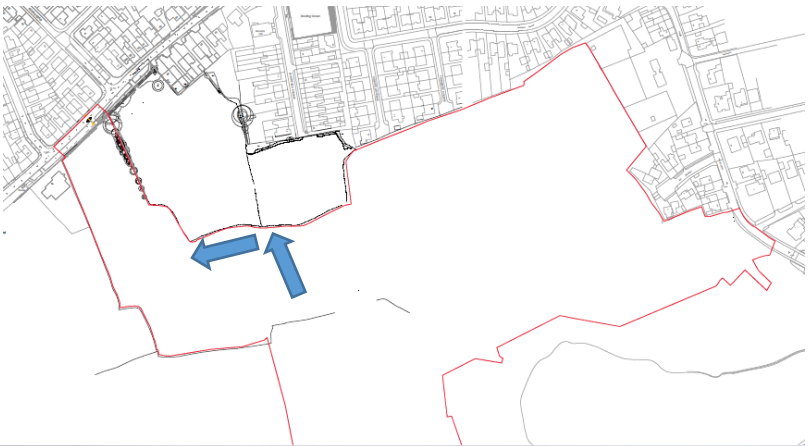








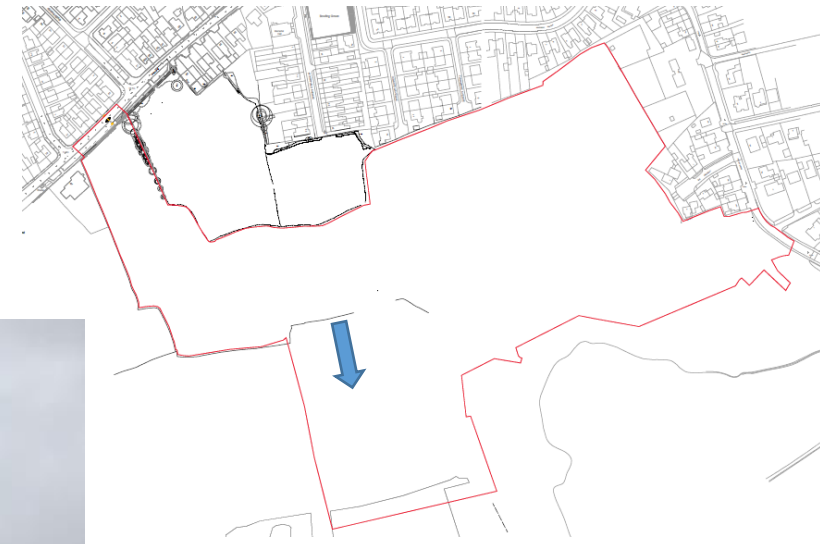




# Primary School Location

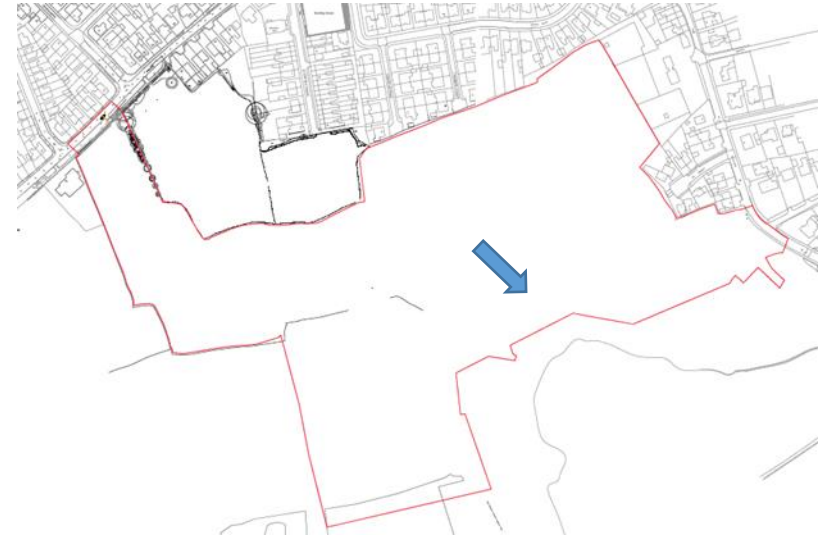


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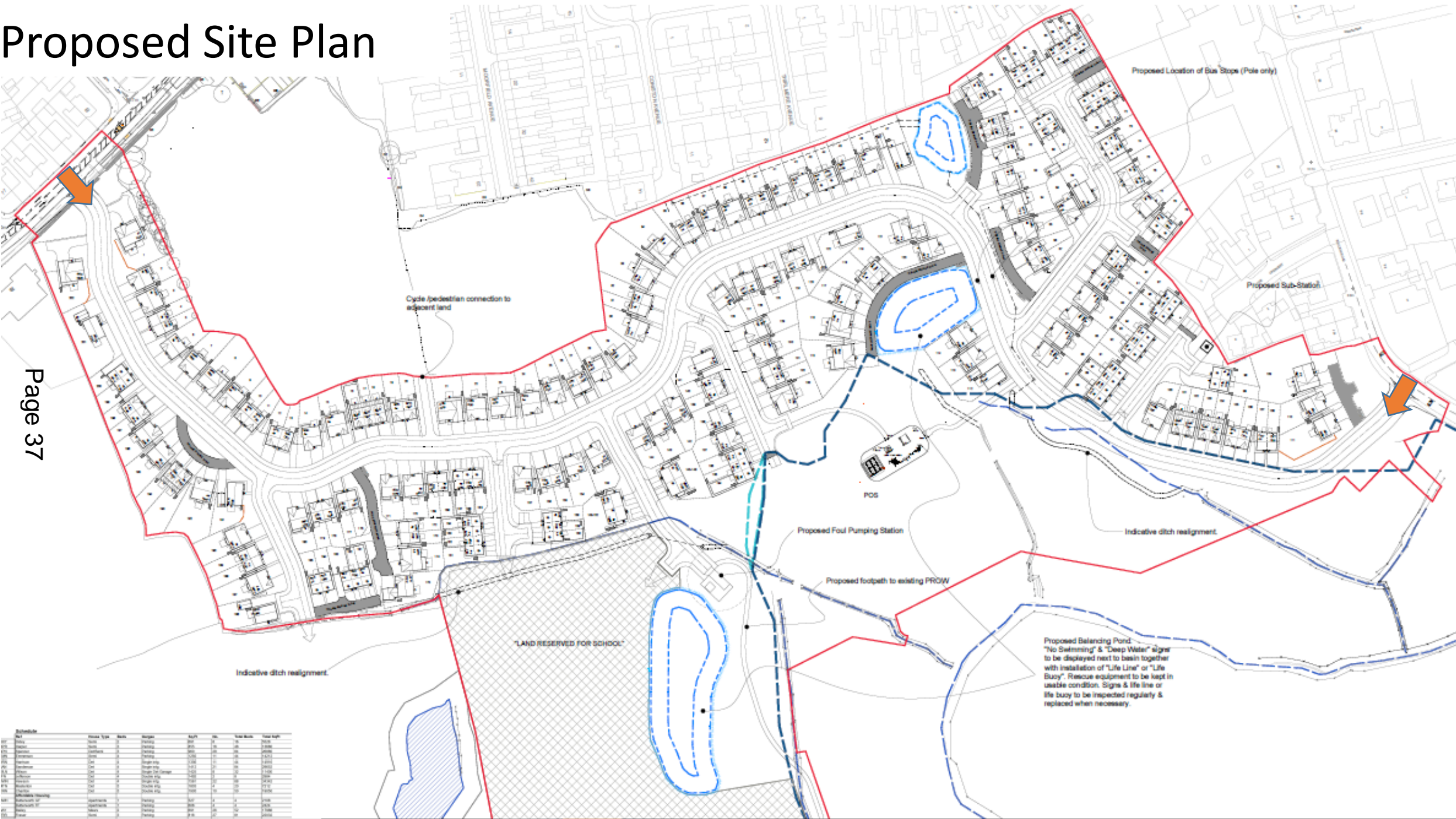


# Horsebridge Watercourse





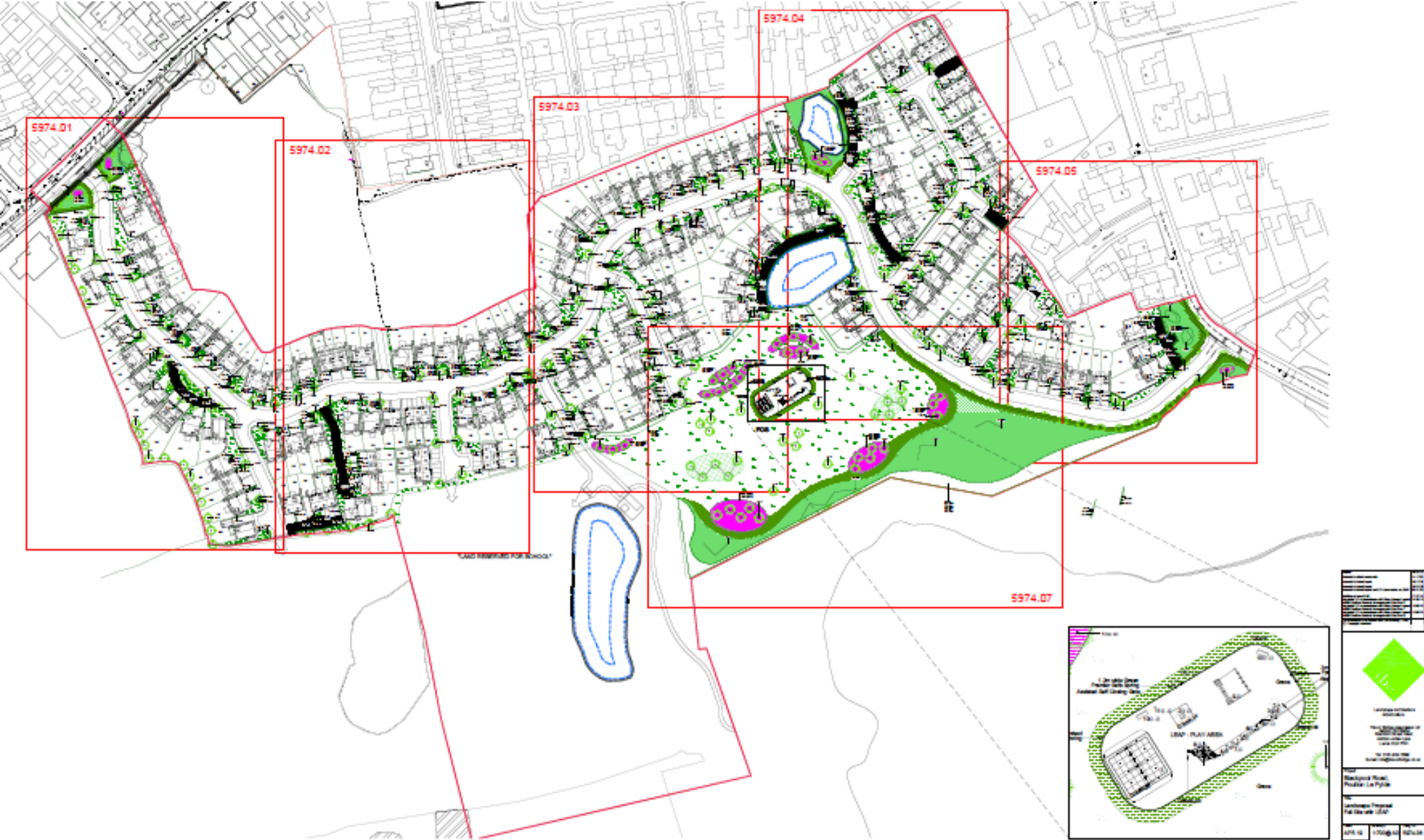
# Proposed Site Plan



Schedule	Item No.	Item Description	Quantity	Unit	Rate	Total
1	1	100mm concrete	100	m <sup>2</sup>	10	1000
2	2	200mm concrete	50	m <sup>2</sup>	20	1000
3	3	300mm concrete	20	m <sup>2</sup>	30	600
4	4	400mm concrete	10	m <sup>2</sup>	40	400
5	5	500mm concrete	5	m <sup>2</sup>	50	250
6	6	600mm concrete	2	m <sup>2</sup>	60	120
7	7	700mm concrete	1	m <sup>2</sup>	70	70
8	8	800mm concrete	1	m <sup>2</sup>	80	80
9	9	900mm concrete	1	m <sup>2</sup>	90	90
10	10	1000mm concrete	1	m <sup>2</sup>	100	100
11	11	1100mm concrete	1	m <sup>2</sup>	110	110
12	12	1200mm concrete	1	m <sup>2</sup>	120	120
13	13	1300mm concrete	1	m <sup>2</sup>	130	130
14	14	1400mm concrete	1	m <sup>2</sup>	140	140
15	15	1500mm concrete	1	m <sup>2</sup>	150	150
16	16	1600mm concrete	1	m <sup>2</sup>	160	160
17	17	1700mm concrete	1	m <sup>2</sup>	170	170
18	18	1800mm concrete	1	m <sup>2</sup>	180	180
19	19	1900mm concrete	1	m <sup>2</sup>	190	190
20	20	2000mm concrete	1	m <sup>2</sup>	200	200



# Proposed Landscaping Plan



# Proposed Elevations – Example housetypes



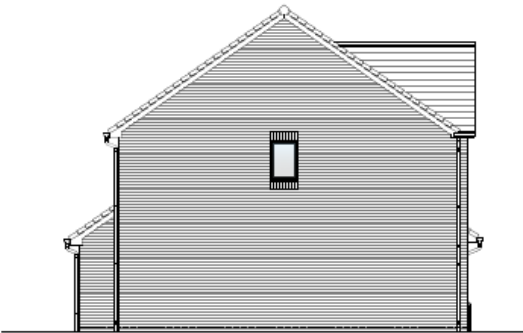
Front Elevation



Left Elevation



Front Elevation



Left Elevation



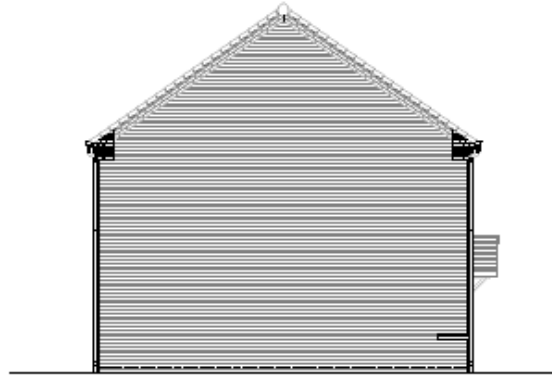


# Proposed Elevations – Example housetypes

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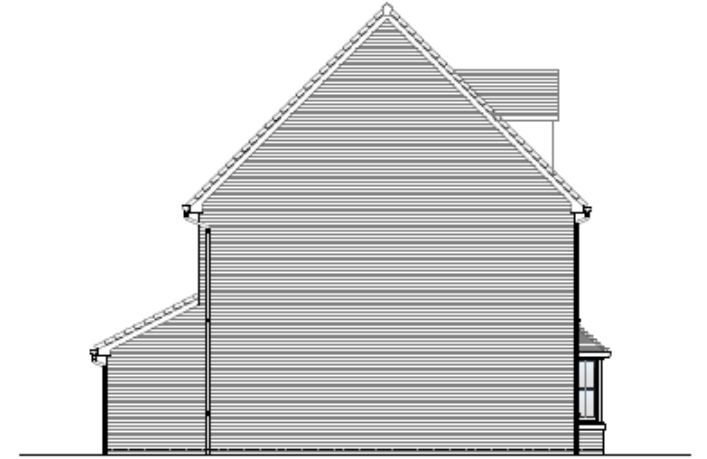
Front Elevation



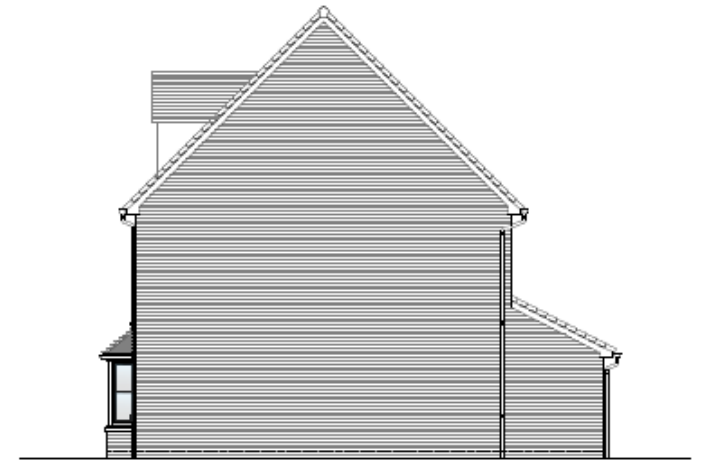
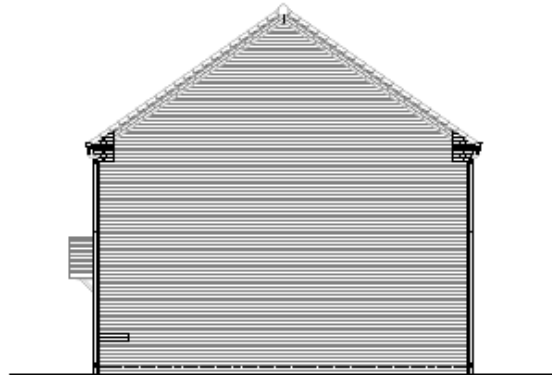
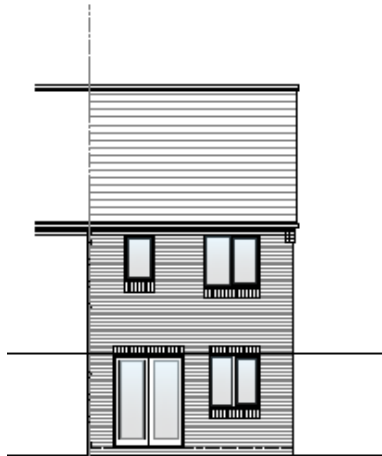
Left Elevation



Front Elevation



Left Elevation



# Typical Streetscene Elevations

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Typical Section A-A 1:200



Typical Section B-B 1:200



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