

**Wyre Borough Council**  
**Please ask for : Marianne Unwin**  
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**Tel: 01253 887326**

# Planning Committee Supplement

**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/>)**

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|-----|---|---------------|
| (b) | <p><b>Application B- Land At Bourne Road Thornton Cleveleys FY5 4QA (20/00405/LMAJ)</b></p> <p>Erection of 210 residential dwellings with vehicular access from Bourne Road and associated public open space and infrastructure.</p>  | (Pages 3 - 6) |
| (c) | <p><b>Application C- Land To The South Of Blackpool Road, Poulton-Le-Fylde (19/00551/FULMAJ)</b></p> <p>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).</p> | (Pages 7 - 8) |

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## **PLANNING COMMITTEE UPDATE SHEET**

**COMMITTEE DATE: 3<sup>rd</sup> March 2021**

<b>APPLICATION NO.</b>	<b>TEAM LEADER</b>	<b>ITEM NO.</b>	<b>PAGE NOS.</b>
20/00405/LMAJ	Lyndsey Hayes	02	49-81

### **Amendments to conditions**

The applicant has submitted additional information to satisfy a number of the drafted conditions which required information to be submitted prior to commencement of development. Where relevant consultees have been consulted. The following conditions have been re worded accordingly.

#### **Condition 9 (Homeowner Packs)**

The approved ecology homeowner information packs (titled Environmental Information Pack, received 22/02/2021) shall be made available to future home owners, in accordance with the approved methodology for their distribution (statement provided by the Applicant, Email received 03.21).

Reason: In order to safeguard biodiversity from the recreational disturbance effects of residential development in close proximity to Morecambe Bay, in accordance with the provisions of Policy CDMP4 of the Wyre Local Plan 2011-31.

#### **Condition 11 (Lighting detail – Ecology)**

The street lighting shall be installed and operated in accordance with the approved scheme details (Drawing Number SL/1300/001/REV A) and shall be maintained and retained thereafter.

Reason: In order to safeguard visual amenity and biodiversity and residential amenity and in the interests of public safety in accordance with Policies CDMP1, CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

#### **Condition 12 (Acoustic and ecological bund detail)**

The acoustic/wildlife enhancement bund along the eastern boundary of the site shall be provided in accordance with the approved details (Drawing Number: Bourne Road Bund, Jan 21) prior to first occupation of any dwelling unless an alternative timeframe is first submitted to and approved in writing by the Local Planning Authority, in which case the bund shall then be provided in accordance with the agreed timeframe.

During the construction of the acoustic/wildlife enhancement bund, the approved protective measures along the eastern boundary of the site

(statement provided by the Applicant, Email received 11.01.21) shall be in place, and retained / maintained at all times thereafter.

Reason: To ensure the bund is satisfactorily constructed and landscaped in a timely manner in the interests of visual amenity and ecology and residential amenity (noise mitigation) in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31)

#### Condition 14 (Construction Environmental Management Plan)

The construction of the development including any demolition works shall be carried out strictly in accordance with the approved Construction Method Statement Dated January 2021 – Revision 2 and the Environmental & Dust Management Plan Dated January 2021 Revision 2 and Site Welfare Plan Drawing Number Bourne Road P34 Revision B.

Reason: To maintain the operation and safety of the local highway network, to minimise the risk of pollution and to safeguard the character and appearance of the area and minimise the impacts upon residential amenity in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

#### Condition 28 (Travel Plan)

The approved Travel Plan Ref 3019 dated January 2021 (and an associated Travel Plan Co-ordinator as specified in the approved Travel Plan) shall be implemented and operational from the point of the first occupation of any of the dwellings hereby approved for a period of not less than five years from the date of full occupancy of the development.

Reason: To promote sustainable development by encouraging sustainable travel modes and reducing dependence on private motor vehicles in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

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Paragraph 9.14 of the committee report sets out that the external materials used for the construction of the dwellings will comprise of three contrasting red bricks:- Ibstock Alderley Russet blend, Calderstone Claret and Ravenhead smooth. The applicant has since advised that due to availability a Calderstone Russet brick will be used instead of the Alderley Russet. The replacement brick is considered very similar in appearance and is considered to be acceptable. A revised plan has been submitted to reflect this and condition 3 will be updated accordingly.

#### Condition 3 (Materials)

The development shall be carried out strictly using those materials specified on the approved plan(s) (Materials Distribution Plan ref Bourne Road - PO4 Rev D) 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.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31)

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19/00551/FULMAJ	Lyndsey Hayes	03	85-129

### **LAND OWNERSHIP**

In progressing the draft s106 agreement the land registry titles have found that the information originally submitted on land ownership was inaccurate. The Agent has since submitted a corrected certificate (Certificate B) along with evidence of the correct notice being served on the relevant land owner on 22/02/2021. The Council is unable to issue a decision within 21 days of the date of this notice being served unless and until a representation is received from that landowner prior to this date.

For the avoidance of doubt, Members are still able to consider and decide on the application, although if a landowner representation was received within the 21 day period raising a new material planning issue that members ought to consider, then the application would need to be brought back to planning committee. If no landowner representation was received or if no new material planning issue is raised then the application would not need to be brought back to planning committee on this issue.

### **Updated recommendation**

Accordingly, for the reason set out above the recommendation within paragraph 12.1 is to be amended to read:

*Grant outline planning permission for the provision of the primary school subject to conditions; and grant full planning permission for 202 residential dwellings subject to conditions and a S106 legal agreement to secure on-site affordable housing (30%) and green infrastructure and financial contributions towards the Poulton Mitigation Strategy, travel plan support, health care and Education. That the Head of Planning Services be authorised to issue the decision following the expiry of the date of the notice being served on the relevant land owner and where no representation or new material planning issue is received, and on the satisfactory completion of the S106 agreement.*

### **ADDITIONAL DOCUMENTS / AMENDED PLANS RECEIVED**

#### **LAYOUT**

Since the main committee report was published a revised site plan (Rev Z) has been submitted to provide crossing points to plots 158-164 at the request of Lancashire County Highways. In conjunction with this amended layout a revised refuse collection plan (Rev G) has also been submitted.

Furthermore a revised Hard Surfaces Plan (Rev N) has been submitted to correct an error within the key on the plan for the private car parking/drives

*Officer Response:*

*The above amendments are considered to be acceptable and address the Highways Officers requirements. The above updated plan drawings have been incorporated into Condition 2 (approved plans condition).*