



Wyre Borough Council  
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## Planning Committee Supplement

**Planning Committee meeting on Wednesday, 2 June 2021 at 2.00 pm in  
the Council Chamber - Civic Centre, Poulton-le-Fylde**

- (a) **Application A - Cleveleys Promenade Thornton-  
Cleveleys Lancashire (20/01221/FULMAJ)** (Pages 3 - 4)  
Construction of a coastal defence revetment system and  
improvements to seawall, and creation of site compound  
at Jubilee Gardens Public Park in association with the  
construction works
  
- (b) **Application B - 34-37 High Street, Garstang, PR3  
1EA (21/00113/FUL)** (Pages 5 - 6)  
Conversion of first floor to form five residential  
apartments (C3), with insertion of new windows, and  
repositioning of external staircase and enclosure of roof  
top

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## PLANNING COMMITTEE UPDATE SHEET

**COMMITTEE DATE: 2<sup>nd</sup> June 2021**

<b>APPLICATION NO.</b>	<b>TEAM LEADER</b>	<b>ITEM NO.</b>	<b>PAGE NOS.</b>
20/01221/FULMAJ	Lyndsey Hayes	1	17-39

### Amended Plans

Following Councillor Fail's concerns with the proposed traffic routing, a revised Traffic Routing Plan has been provided which details that traffic exiting the compound will do so down Thornton Gate, and Rossall Road, rather than using Carr Gate. This has been agreed with Lancashire County Highways. The route heading towards the site (as set out in paragraph 9.8 of the committee report) remains unchanged. Condition 4 is to be updated accordingly to reflect this amended plan.

An updated cross-section plan has been received to correct a minor discrepancy with the level of the promenade road. Condition 2 is to be updated accordingly.

### Additional Consultee Response

The Council's Drainage Engineer has clarified that in respect of the site offices and welfare facilities, provided that an application has been made to United Utilities (UU) for a connection to be in place to the mains on, or prior to, the contract start date, then he has no objection. If UU cannot meet the start date then a tank can be used as temporary storage. If UU refuse a permanent connection then a tank can be used as a permanent storage. Condition 5 is to be updated accordingly to require connection to the mains, or in the event this is not achievable, details of an alternative drainage scheme (i.e. a drainage tank) to be submitted and agreed.

### Amendments to conditions (amendments in bold and 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 25.11.2020 including the following plans/documents:

- Drawing No. WBMS/PL/02 Phase 1 Works and Site Compound Details (received 12th January 2021)
- Drawing No. WBMS/FEAS/02/OPT2 **REV A** Existing Cross Sections Showing Proposed Toe Protection as the OBC with crest reduced by 1 rock (**received 1<sup>st</sup> June 2021**)
- Drawing No. WBMS/FEAS/01 Level Survey and Cross Section Location (received 25th November 2020)
- Drawing No. Wyre Beach ILP2 Revision P01.4 (received 6th May 2021)

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.

4. The traffic route for all construction vehicles, including vehicles carrying plant and materials to and from the site compound, shall take place in accordance with the

traffic routes shown on Drawing No WBMS/PL/01 **Rev A, with one way traffic only along Thornton Gate onto Rossall Road**, at all times during the course of the works.

Reason: For the avoidance of doubt, to ensure that traffic associated with the construction of the development does not impede traffic flow in the area, and in order to ensure that the integrity of the local highway network is maintained in the interests of road safety in accordance with Policy CDMP6 of the Adopted Wyre Borough Local Plan (2011-31).

**5. The site offices and welfare facilities shall not be brought into first use until a connection to mains foul and surface water drainage is in place, or in the event this is not achievable, until an alternative drainage scheme (i.e. a drainage tank) has been submitted to and approved in writing by the Local Planning Authority and this approved scheme is then in place. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details for the duration of the site offices and welfare facilities being in use.**

*Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, and to prevent an undue increase in surface water run-off to reduce the risk of flooding in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.*

## PLANNING COMMITTEE UPDATE SHEET

**COMMITTEE DATE: 2 June 2021**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
21/00113/FUL	LYNDSEY HAYES	2	41 - 55

### REPRESENTATIONS

One additional representation has been received since the main committee report was published raising the following issues:-

- The visual impacts of the proposed fence must be considered.
- Issues previously raised still not addressed - the cill heights for the windows are still not referenced and still an issue with waste disposal arrangements.
- The development is not suitable at this site.

*Officers Response: These points are addressed in 9.2, 9.6, 9.14, 9.19 and 9.23 of the main committee report.*

### ASSESSMENT

Further to paragraph 9.12 of the main committee report, which assesses the issue of overlooking towards properties to the south, the following additional information is provided from the previously refused planning application (19/00769/FUL):

*The Planning Inspector upheld the Council's refusal reason on overlooking for three projecting windows to be positioned at first-floor level stating 'due to their close proximity and height, the windows would significantly overlook the private amenity space and rear elevations of properties to the south, causing loss of privacy to the occupiers. Whilst the panes of glass would be angled, given the close proximity this wouldn't lessen my concerns'.*

Whilst the position of the projecting windows to this side (southern elevation) have been altered in the current application which members are now considering, they remain in close proximity to No. 39 High Street and, as set out in paragraph 9.12, officers consider they would still result in unacceptable overlooking to No. 39.

The applicant's agent has recently informed the officers that the applicant owns No. 39 and would be willing to make further alterations to the glass (e.g. obscure glass or blocking up the window, if required). Land owned by an applicant (other than the application site) is required to be indicated by a blue edge on the location plan submitted with an application. The location plan submitted does not include No. 39 within the blue edge. Nonetheless, even if this were the case and the applicant were to submit a revised location plan, given that the windows in both the proposed development and No 39 serve habitable rooms, it is not considered that making them obscure glazed or blocking term up would be an appropriate solution. Whilst this may overcome the overlooking issue into a habitable room, it is considered to result in poor levels of amenity for future/existing occupants because of there being insufficient outlook/natural light. Overlooking issues into the rear garden area of No. 39 would also likely remain.

The officer's conclusion on the impact on No.39 therefore remains unchanged and is still considered unacceptable.

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