



Planning Committee Supplement

Wyre Borough Council
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**Planning Committee meeting on Wednesday, 6 October 2021 at 2.00 pm
in the Council Chamber - Civic Centre, Poulton-le-Fylde**

- (a) Application A - Land West of Broadway Fleetwood Lancashire (21/00341/FULMAJ) (Pages 3 - 6)
Erection of 44 residential dwellings with associated highway and landscaping infrastructure.

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6th October 2021

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
21/00341/FULMAJ	Lyndsey Hayes	1	5-25

Additional Consultee Response

Lancashire County Council as Local Education Authority has provided an updated response confirming that no financial contribution towards local school places is required.

Officer Response: This is the same as their original response reported in the main committee report therefore there is no change to the officer assessment in this regard.

Additional Representation Received

An additional neighbour objection has been received, summarised as follows:

- The drainage engineer has changed their opinion, no longer raising objection to difference in levels and flooding impacts to neighbouring properties;
- Houses planned close to Broadway and Lonsdale Avenue should be removed to allow better flood control and access;
- The principle of development is not acceptable and there is other suitable land in Fleetwood for development. Broadway should not be spoiled by a shoe horned shanty estate which should be hidden somewhere else.

Officer Response: The assessment on flood risk and land levels is detailed in the main committee report, as is the principle of development. The application site represents the only housing allocation site in Fleetwood and whilst there may be other windfall sites that are suitable for development in Fleetwood there is no guarantee they will come forward. Nonetheless, as an allocated site the Council want to see it come forward for development and the main committee report identifies why the application as a 100% affordable housing scheme is considered acceptable.

Update on Wyre's 5 year Housing Land Supply

Following publication of the main committee report, the council has updated its housing land supply position in line with the latest available evidence. Therefore, Paragraph 5.2.3 of the main report is superseded by the following text: The latest available evidence on housing delivery (set out in the council's Housing Implementation Strategy published 30 September 2021) demonstrates a deliverable housing land supply position of 6.4 years. As such, the council's position is that it is able to demonstrate a deliverable 5 year housing land supply.

Officer Response: As the council's maintains its position it can demonstrate a 5 year housing land supply there is no change to the officer assessment including planning balance.

Additional Plans

Since the publication of the main committee report, a cross sections drawing has been received as an additional visual aid to the levels drawing previously submitted; a revised boundary treatment plan has been received showing a 2.5m high rear boundary fence along the western and southern site; and cycle storage details have been received. Conditions 2, 7, 14 and 23 have been updated accordingly. Conditions 2 and 17 have also been updated to refer to correct plan references.

Officer Response: The cross sections drawing confirms an acceptable levels arrangement to the rear of the proposed dwellings in relation to existing neighbouring dwellings, as such there is no change to the assessment on levels or residential amenity as set out in the main report. A 2.5m high boundary fence will ensure no overlooking between gardens of existing and proposed dwellings. storage sheds are proposed in rear gardens which is considered to be acceptable.

Updated Conditions

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 9th March 2021 including the following plans/documents:

- Site Location Plan Drg No.19053_00;
- Site Layout Drg No.19053_01_P4, received by the LPA 30th September 2021;
- Illustrative Site Layout Drg No.19053_02_P3, received by the LPA 23rd August 2021;
- Boundary Treatment Layout Drg No.19053_03_B, received by the LPA 30th September 2021;
- Boundary Treatment Details Drg No.19053_04_A, received by the LPA 30th September 2021;
- Refuse Strategy Layout Drg No.19053_05_B, received by the LPA 17th August 2021;
- EV Charging Provision Layout Drg No.19053_06_B, received by the LPA 17th August 2021;
- Illustrative Street Scene Drg No.19053_07;
- Illustrative Site Sections Drg No.19053_09, received by the LPA 22nd September 2021;
- Landscaping Plan Drg No.LAN 556 Rev C, received by the LPA 4th August 2021;

House Types

- Drg No.19053_HT_01_A House Type A, received 22nd September 2021;
- Drg No.19053_HT_02 House Type A;
- Drg No.19053_HT_03_B House Type B, received 22nd September 2021;
- Drg No.19053_HT_04 House Type B;
- Drg No.19053_HT_05 House Type C, received 23rd July 2021;
- Drg No.19053_HT_06 House Type C SA, received 23rd July 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.

7. Prior to the first occupation of the development hereby approved, the ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details shown on the Land Drainage Proposals Drg No.219-289, received by the Local Planning Authority on 14th September 2021, External Works Plan Drg No.1400 Rev P03 and Illustrative Site Sections Drg No.19053_09.

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).

14. The boundary treatments relating to each plot shall be completed in full prior to first occupation of that plot strictly in accordance with the approved details shown on Boundary Treatment Layout Drg No.19053_03_B and Boundary Treatment Details Drg No.19053_04_A, received by the LPA 30th September 2021. The boundary treatments shall thereafter be maintained and retained in accordance with the approved details.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants / neighbours in accordance with policy CDMP3 of the Wyre Local Plan (2011-31).

17. (a) No development above ground level shall take place until full details of hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. The landscaping works shall be carried out in accordance with the approved details 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.

(b) The soft landscaping works shall be carried out in accordance with the approved details [Landscape Plan, Drawing No. LAN556 Rev C] 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.

(c) 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.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policies 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.

23. The cycle storage relating to each plot shall be completed in full prior to the first occupation of that plot and strictly in accordance with the approved details shown on Boundary Treatment Details Drg No.19053_04_A, received by the LPA 30th September 2021. The cycle storage shall thereafter be maintained and retained in accordance with the approved details.

Reason: In the interests of the appearance of the site and locality, in accordance with policy CDMP3 of the Wyre Local Plan (2011-31).

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