



Planning Committee Supplement

Wyre Borough Council
Please ask for : Daphne Courtenage
Assistant Democratic Services Officer
Tel: 01253 887476

**Planning Committee meeting on Wednesday, 5 January 2022 at 2.00 pm
in the Council Chamber - Civic Centre, Poulton-le-Fylde**

5. **Planning applications** (Pages 3 - 24)

Services on planning applications to be determined at this meeting:

- (a) Application A - Land West Of Garstang Road Barton Preston (20/00907/FULMAJ)
Erection of 39 no. dwellings with car parking, landscaping and all other associated works.
- (b) Application B - Land East Of Brockholes Industrial Estate Brockholes Way
Claughton-On-Brock PR3 0PZ (20/00497/LMAJ)

Full planning application for an extension to the existing Brockholes Industrial Estate comprising a development of new floor space for Class B1b, B1c, B2, B8 uses including ancillary Class B1a floor space and also the extension of Brockholes Way to provide access to the extended industrial estate, a new on-site pond, on-site landscaping and associated works

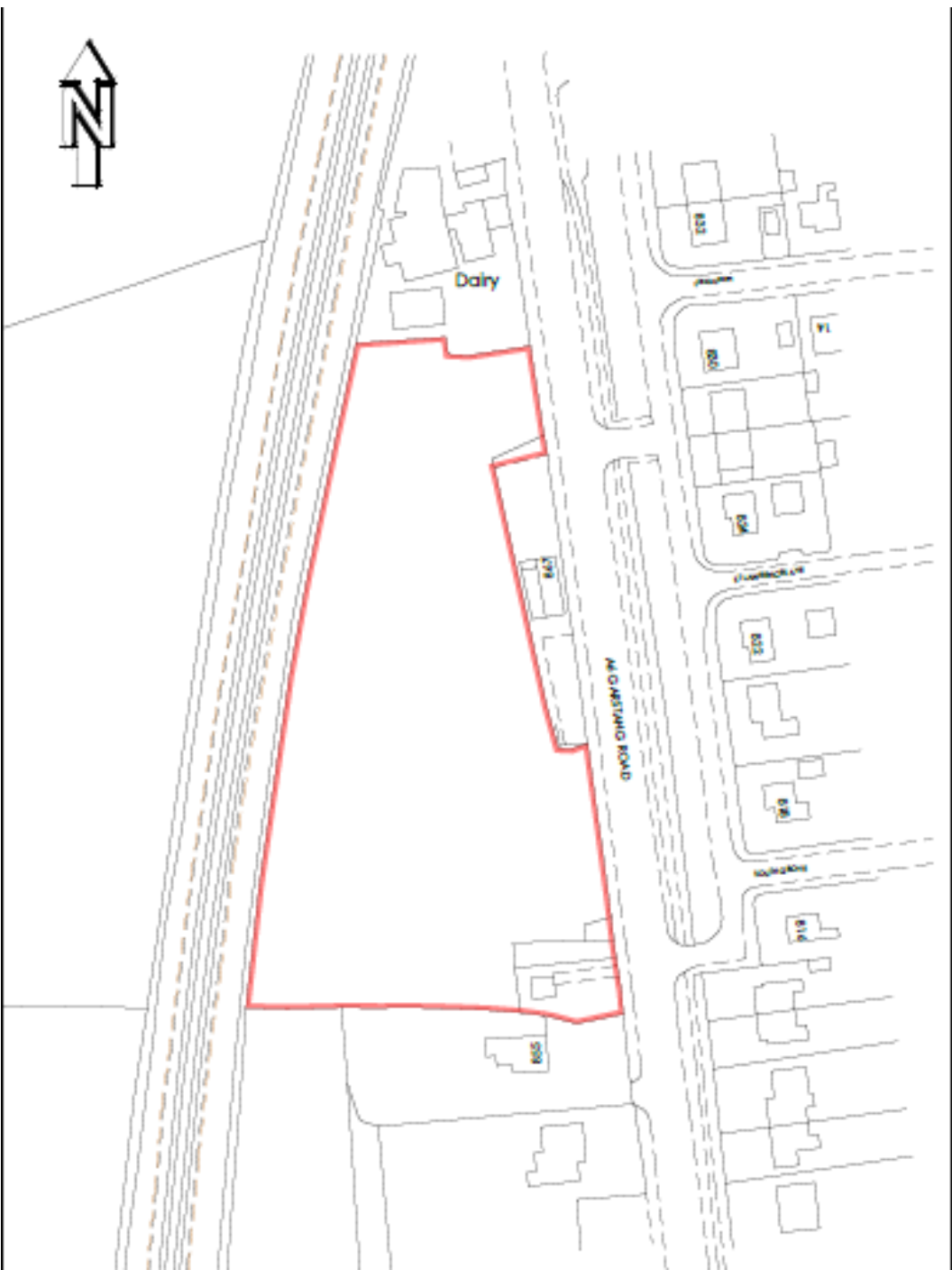
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Item 1

20/00907/FULMAJ

Land West of Garstang Road Barton

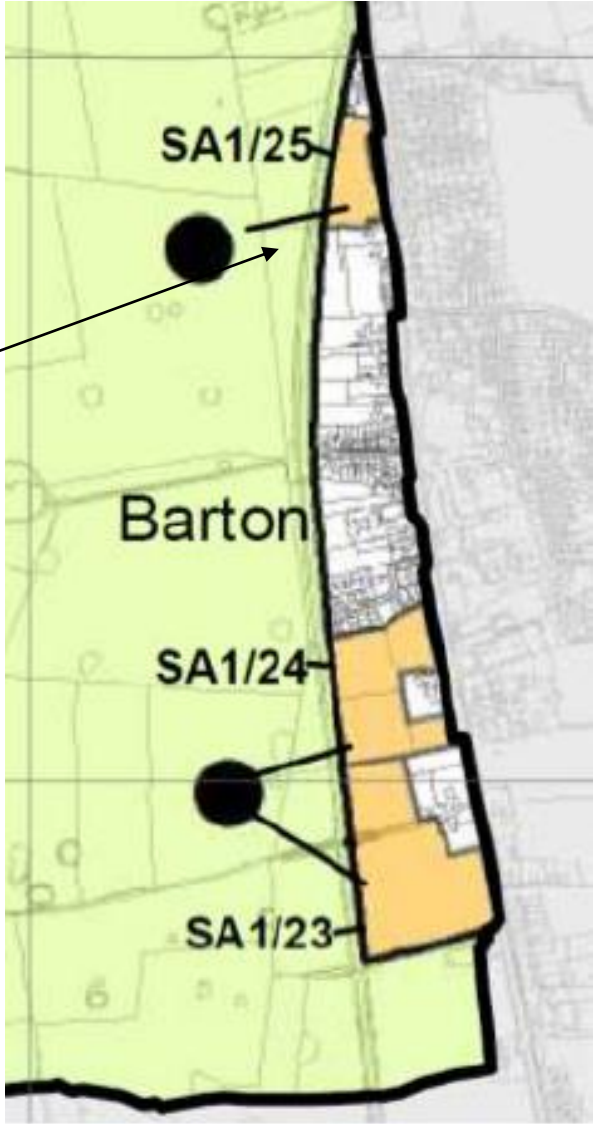
Site Location Plan



Site Allocation SA1/25

Site SA1/25 – Land Rear of 867 Garstang Road, Barton

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Proposed Site Plan



Application site in relation to existing and proposed play areas







Plots 24 – 29 Elevation Plans



Front Elevation
Plot No.24 Plot No.25 Plot No.26 Plot No.27 Plot No.28 Plot No.29



Typical Maisonette Elevation Facing the A6, Barton

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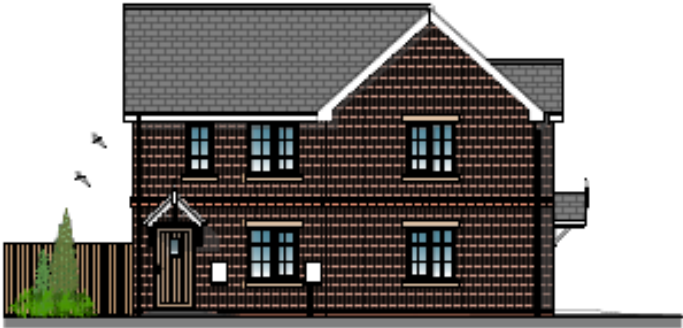
Front Elevation
3B5P House Type 85sq.m



Rear Elevation
3B5P House Type 85sq.m

3 Bed House
Type

Proposed Elevations and Floor Plans Plots 20-21



Front Elevation
Plot No.20



Front Elevation
Plot No.21



First Floor Plan
2B4P House Type 70sq.m
Plot No.20



First Floor Plan
2B4P Aspect House Type 77sq.m
Plot No.21



Rear Elevation
Plot No.21

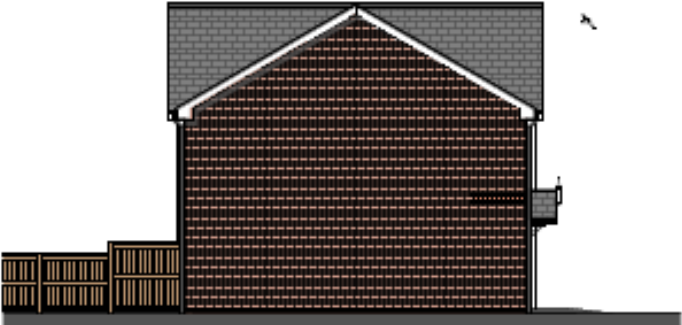
Plot No.20



Ground Floor Plan
2B4P House Type 70sq.m
Plot No.20

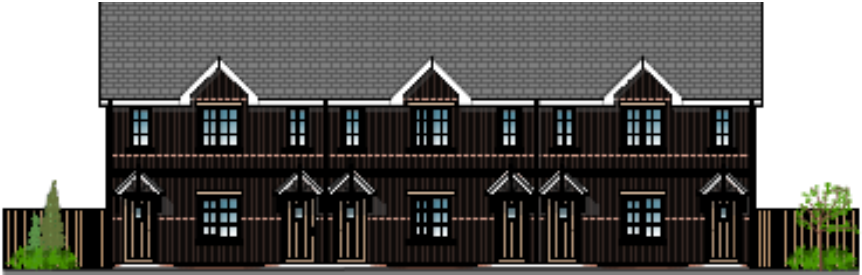


Ground Floor Plan
2B4P Aspect House Type 77sq.m
Plot No.21



Side Elevation
Plot No.20

Proposed Elevations and Floor Plans Plots 4-9



Front Elevation
 Plot No.04 Plot No.05 Plot No.06 Plot No.07 Plot No.08 Plot No.09

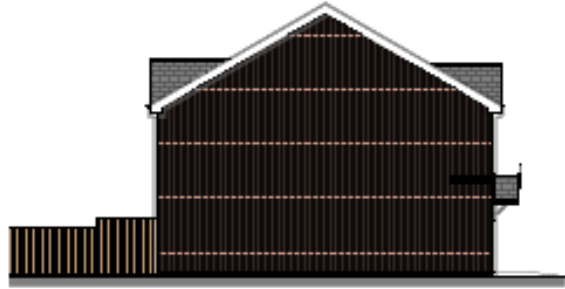


Rear Elevation
 Plot No.09 Plot No.07 Plot No.04

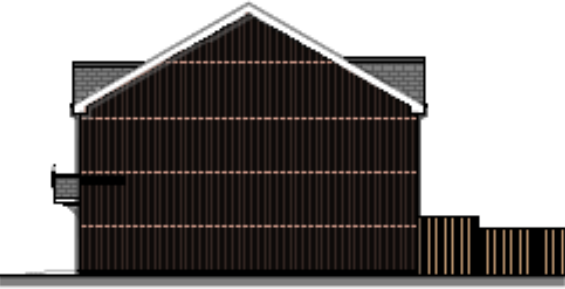
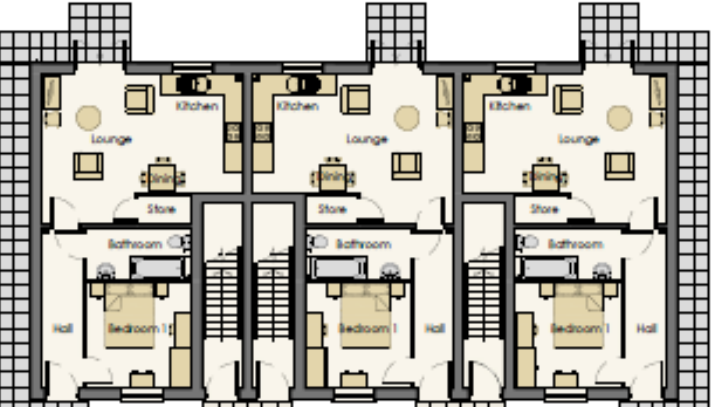


1st Floor Plan
 Plot No.05 Plot No.06 Plot No.08

182P Maisonette 60sqm (inc. staircase)
 FF - Master Room Size
 lounge / kitchen / dining 4.5 x 6.1m
 bedroom 1 2.7 x 4.4m



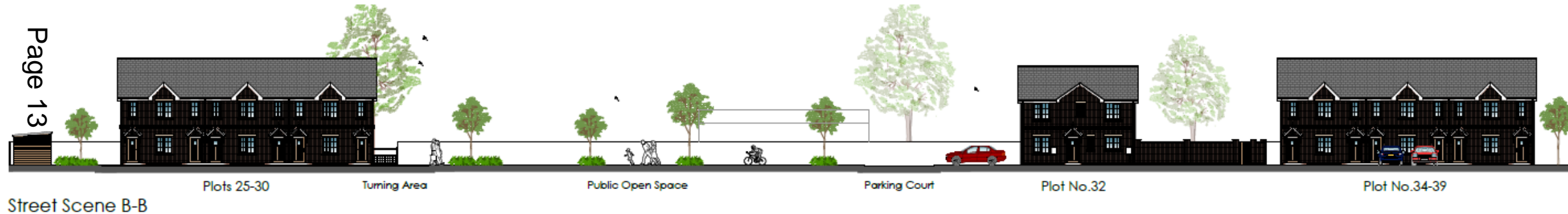
Side Elevation
 Plot No.04 & 05



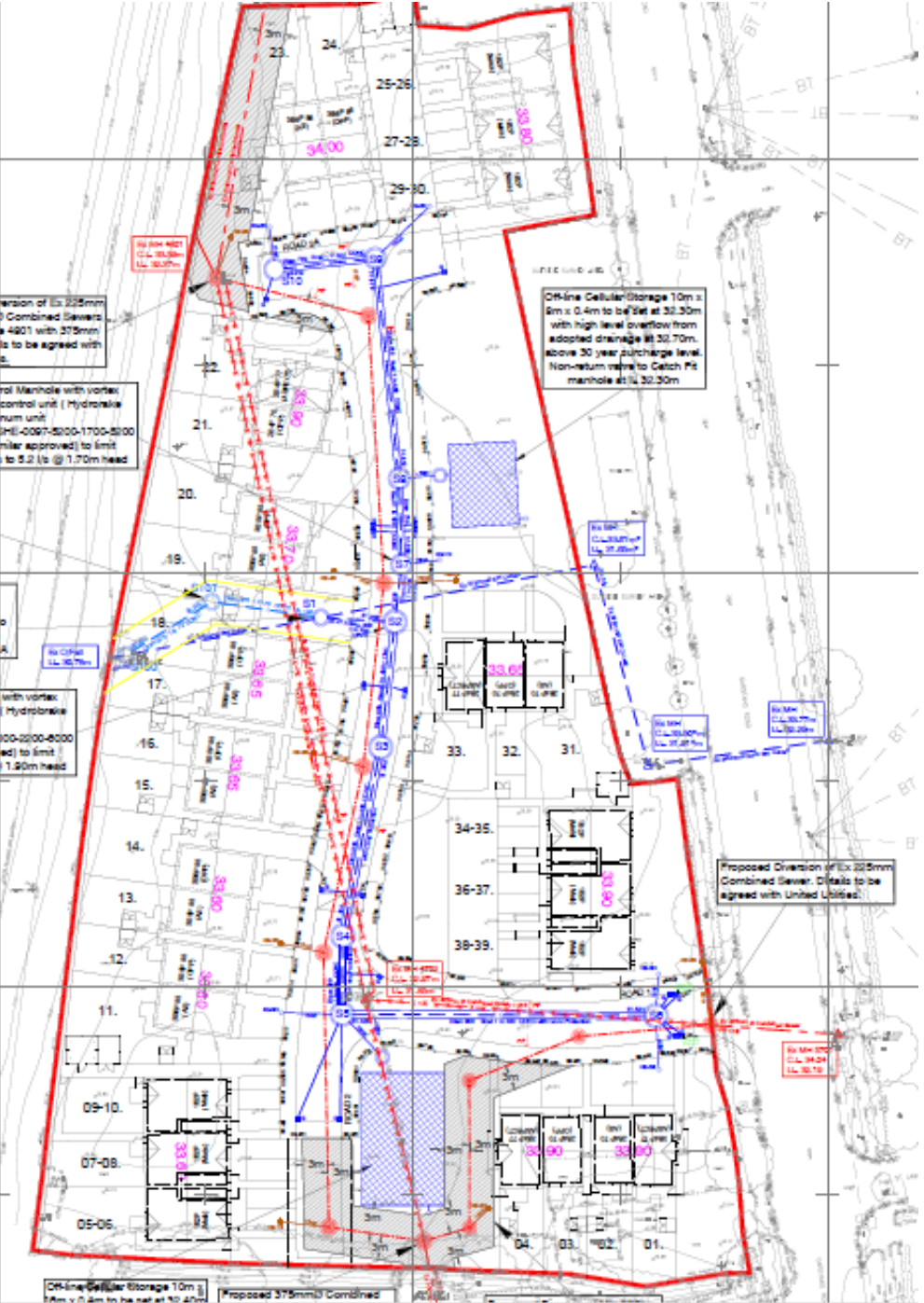
Side Elevation
 Plot No.06 & 09

REV	DATE	DRAWN	CHECK
TITLE			
PLOTS 04-09 FLC			

Proposed Street Scene Plans



Drainage Layout Plan



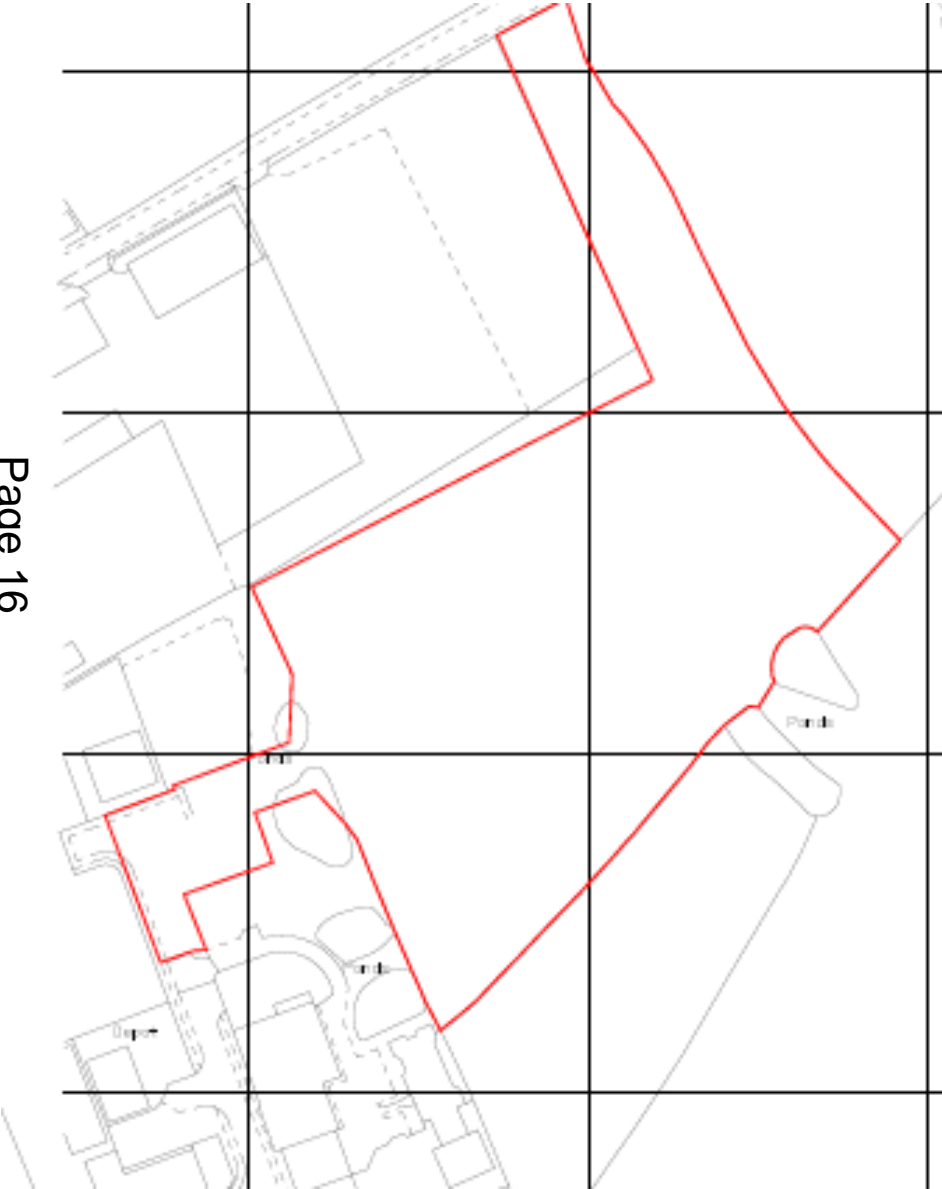
Item 2

20/00497/LMAJ

Land East of Brockholes Industrial Estate

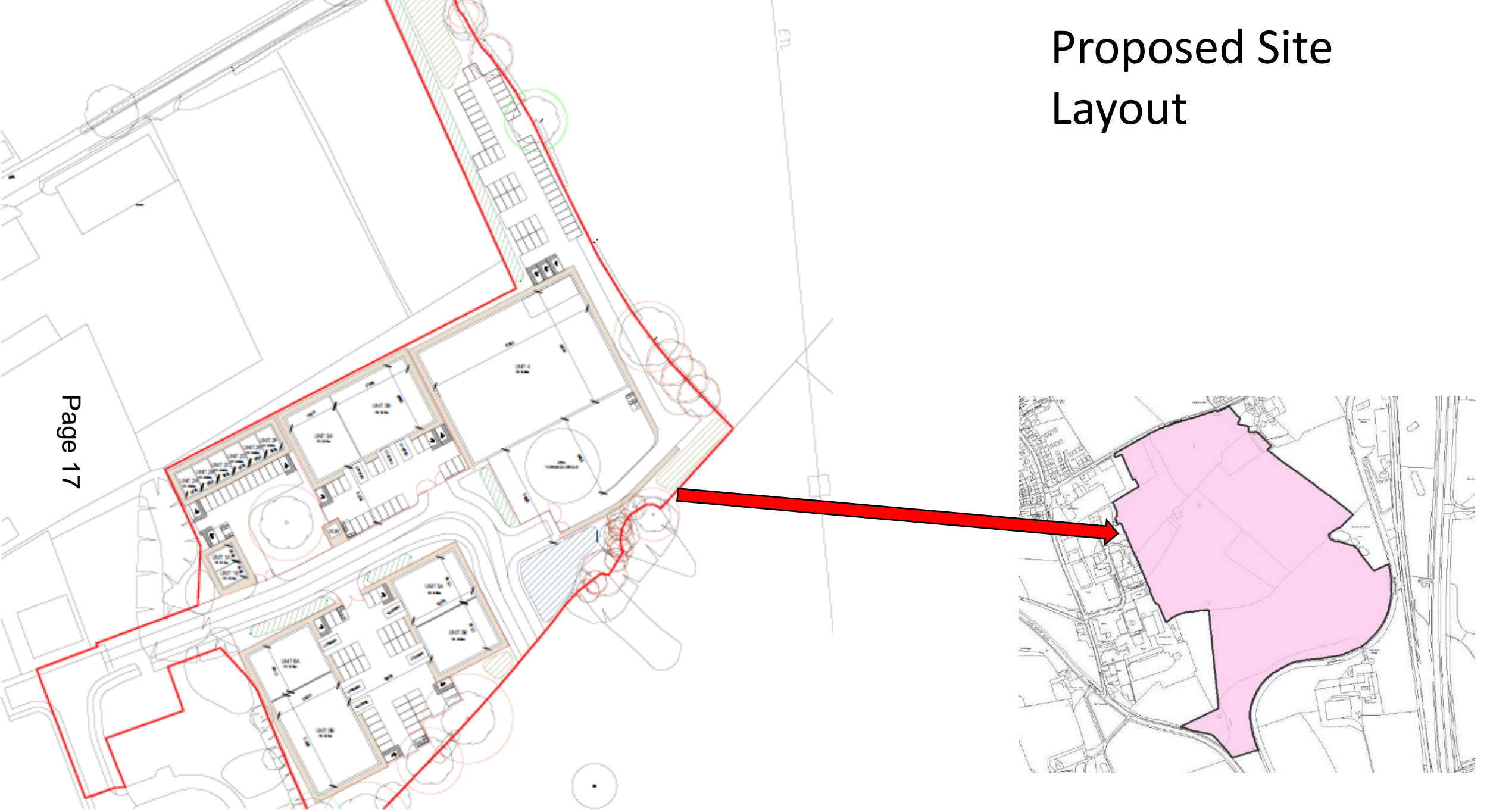
Site Location Plan

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Proposed Site Layout

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View from Stubbins Lane



Proposed Elevation Plans

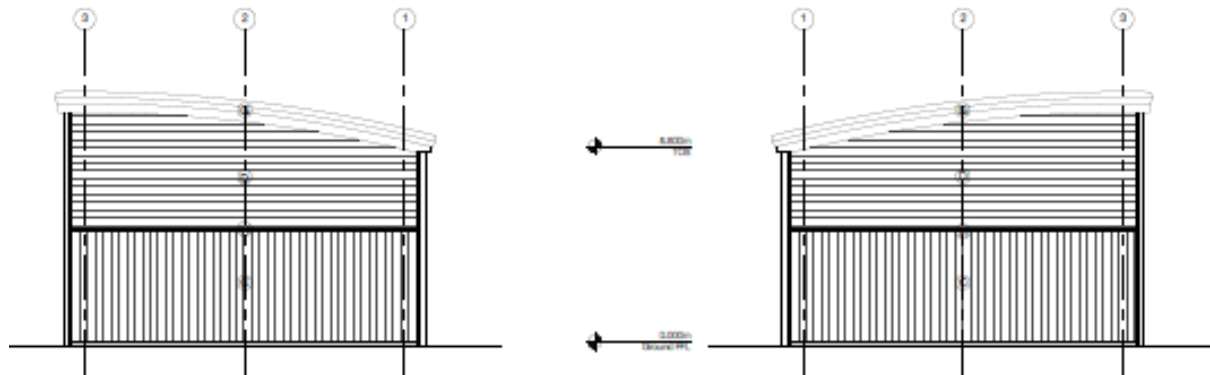
Unit 2



08TH ELEVATION

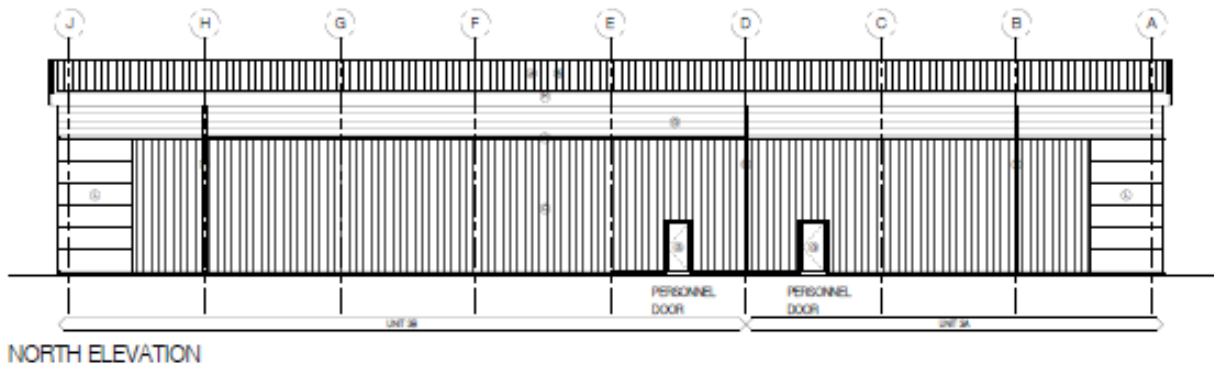
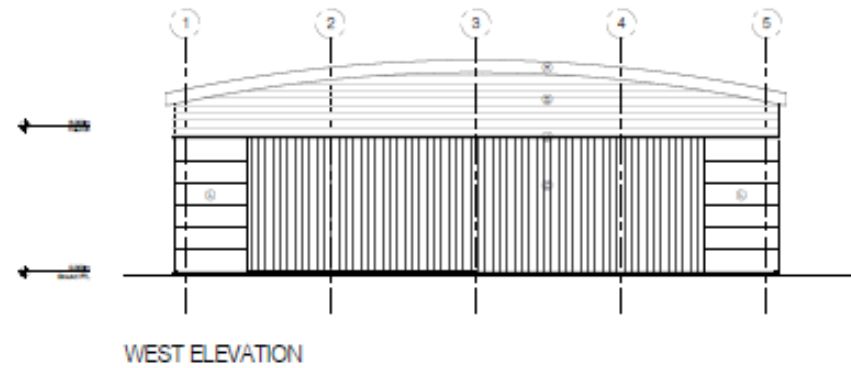
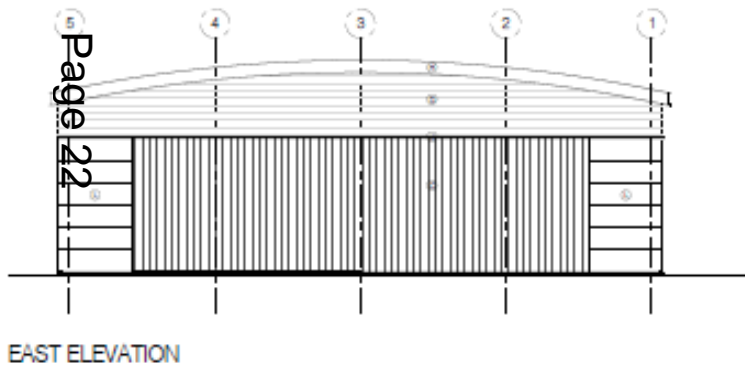
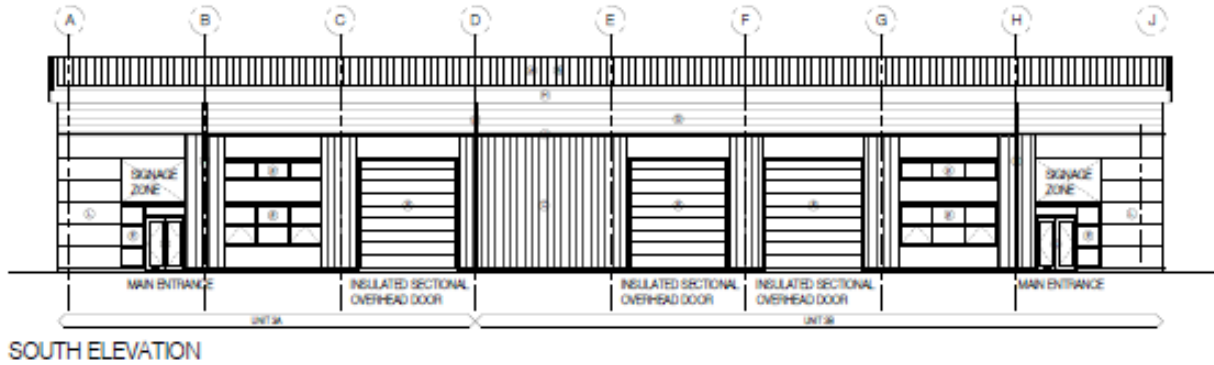


09TH ELEVATION



Proposed Elevation Plans

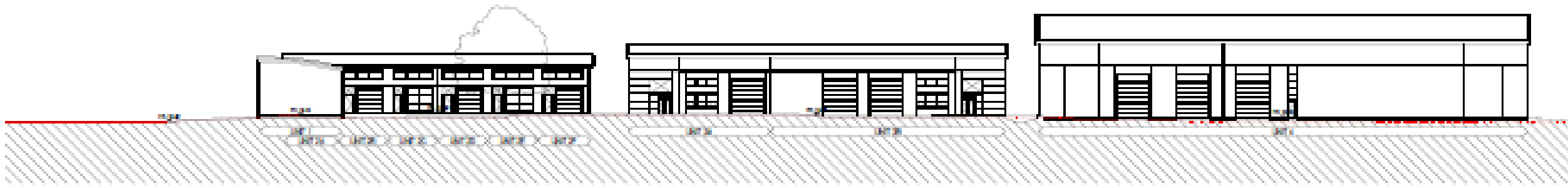
Unit 3



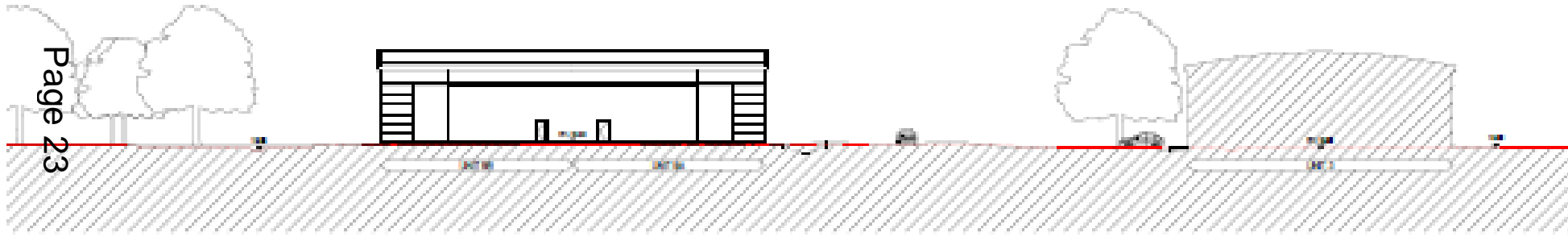
MATERIAL KEY

- 1. EXTERIOR OF BUILDING TO BE CONCRETE
- 2. INSULATED SECTIONAL OVERHEAD DOOR
- 3. INSULATED SECTIONAL OVERHEAD DOOR
- 4. INSULATED SECTIONAL OVERHEAD DOOR
- 5. INSULATED SECTIONAL OVERHEAD DOOR
- 6. INSULATED SECTIONAL OVERHEAD DOOR
- 7. INSULATED SECTIONAL OVERHEAD DOOR
- 8. INSULATED SECTIONAL OVERHEAD DOOR
- 9. INSULATED SECTIONAL OVERHEAD DOOR
- 10. INSULATED SECTIONAL OVERHEAD DOOR

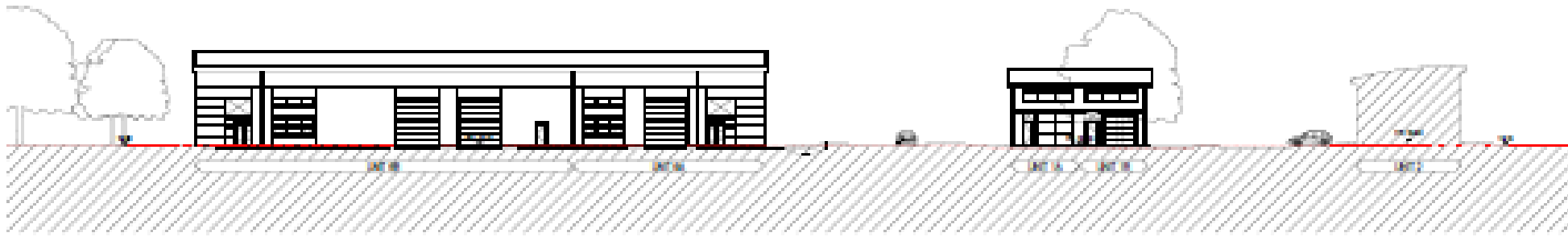
NOT TO SCALE TO BE USED FOR CONSTRUCTION
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 DRAWING BY: [Name]



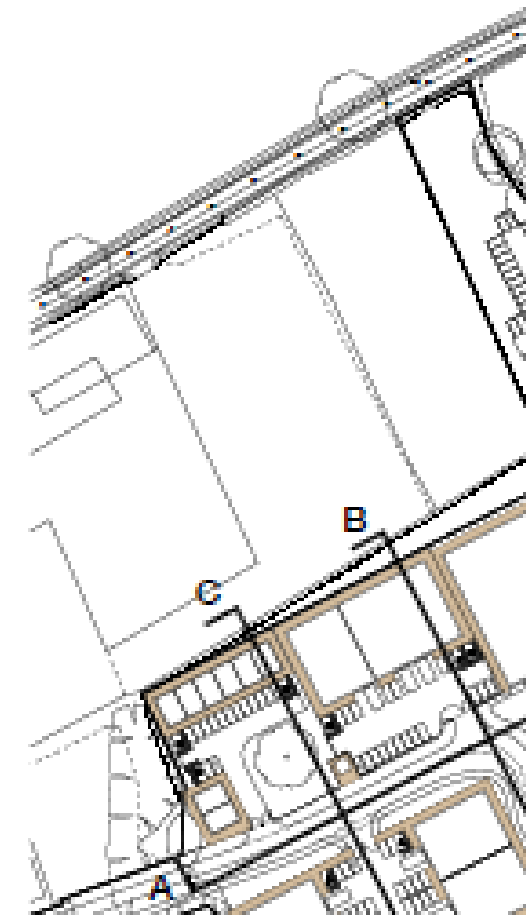
SITE SECTION AA 1:500



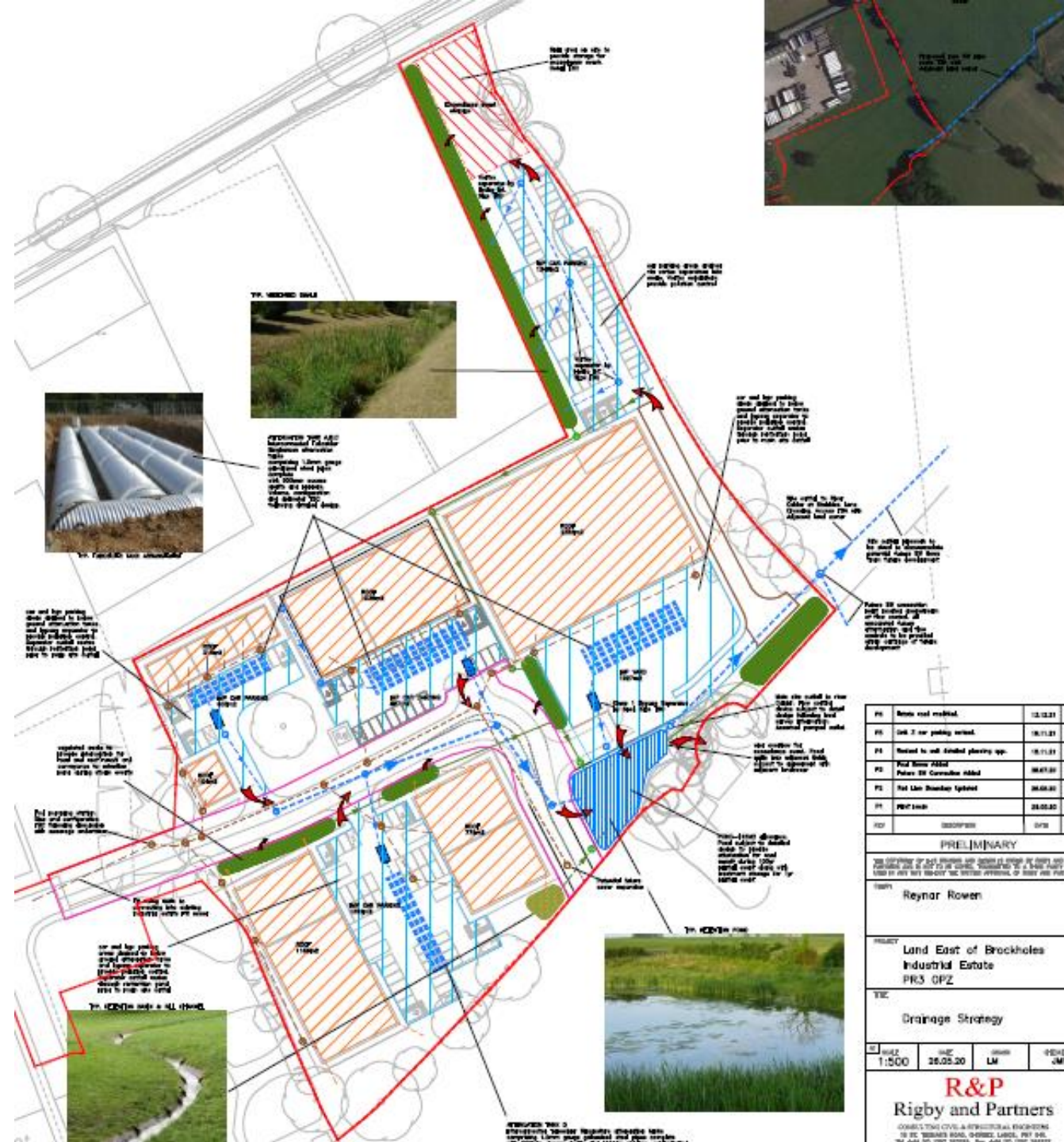
SITE SECTION BB 1:500



SITE SECTION CC 1:500



Proposed Drainage Strategy



PS	Retain and maintain	13.13.21	MR
PS	Set 2 car parking area	18.11.21	MR
PS	Retain to suit detailed planting app.	18.11.21	MR
PD	Final Storm Water	08.07.20	LM
PS	Final Landscaping Layout	08.08.20	LM
PI	PIV1 tank	28.05.20	LM
REV	08/07/20	08/20	MR

PRELIMINARY

THIS DRAINAGE PLAN IS PRELIMINARY AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITY. THE LOCAL AUTHORITY SHALL BE CONSULTED FOR ANY NECESSARY REVISIONS TO THIS PLAN.

DESIGNER	Reynar Rowen
PROJECT	Land East of Brockholes Industrial Estate PR3 0PZ
TITLE	Drainage Strategy
SCALE	1:500
DATE	28.05.20
DESIGNER	LM
CHECKED	JMR

R&P
Rigby and Partners

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