



Planning Committee Supplement

Wyre Borough Council
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**Planning Committee meeting on Wednesday, 2 March 2022 at 2.00 pm
in the Council Chamber - Civic Centre, Poulton-le-Fylde**

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|-----|---|----------------|
| (a) | Application A - Land East of Carr End Lane, Stalmine-with-Staynall, Lancashire (20/00773/FULMAJ)
Erection of 74 dwellings, with associated car parking, landscaping and all other associated works. | (Pages 3 - 6) |
| (b) | Application B - Land at Norcross Lane, Thornton-Cleveleys, Lancashire, FY5 3TZ (21/01089/FULMAJ)
Erection of 93 dwellings with associated car parking, landscaping, open space improvements and access from Norcross Lane. | (Pages 7 - 8) |
| (c) | Application C - 135 West Drive, Thornton-Cleveleys, Lancashire, FY5 2EG (21/01327/FUL)
Erection of a replacement dwelling. | (Pages 9 - 10) |

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2nd March 2022

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00773/FULMAJ	Karl Glover	01	27-64

Amendment to Report Section 6: Additional Consultation Responses:

Since the publication of the Committee report Lancashire County Council (Education) have provided an updated Education Assessment:

LANCASHIRE COUNTY COUNCIL (LOCAL EDUCATION AUTHORITY)

A financial contribution of £301,499.28 is required towards 18 Primary school places with Hambleton Academy and/or Stalmine Primary School identified as the named schools. A financial contribution of £184,494.00 is required towards 8 Secondary school places with St Aidan's CE High School and/or Millfield Science and Performing Arts College identified as the named schools

The applicant has agreed to pay the requested financial contributions.

Amendment to report Paragraph 9.30

Paragraph 9.30 describes the visual impact of the proposal, including details of the proposed land levels. In addition to the information within the report the applicant has provided a revised site layout plan detailing the proposed finished floor levels of every plot (rather than those just of the cross-sections). This plan demonstrates the following:

The levels across the northern edge of the site would be raised an average of 1m based on the sections provided with an average finished floor level 0.2m above this (as referred to in the original report). Further to the original Committee report, it is clear the general proposal is to increase the levels across the whole of the site but with properties at the highest land level in the centre of the site. In the north east corner where the apartment block is proposed the land level would average 0.25m higher than the adjacent land to the north, and the finished floor level of this block would be an average of 0.4m higher overall than the adjacent land level to the north. This is not considered to represent a significant level change. The apartment block would also have a finished floor level 0.8m lower than the approved dwellings under construction to the east which is considered appropriate.

The greatest land level increase would be in the very centre of the site where plots 47-51 are proposed. These would see a land level increase of 1.4m on average, with some slightly more. However this is considered acceptable both in terms of visual amenity and neighbouring amenity being in the very centre of the site away from existing properties and rural site peripheries. At the site frontage and south west corner adjacent Carr End Lane the average land level increase both in the south west corner, and the site frontage plots, would be 0.6m (0.8m with finished floor levels). The southern extent of the site is currently already slightly higher than the rest of the site as the land rises along this boundary from west to east. The highest finished floor level of any plot on this site edge would be at 0.5m higher than the existing land. The increase in the south east corner would be 0.3m (0.5m with finished floor level). Overall the proposed land levels are considered to be acceptable.

Additional Plans received

Additional plans have been received showing the proposed finished floor levels and land levels across the site, and full details of boundary treatments. Revised landscaping plans have also been provided to ensure that the landscaping tallies with the revised layout that was received. An update to the land levels, and boundary treatments conditions is considered necessary to ensure compliance with these details should the application be approved. The landscaping condition also requires updating to require compliance with the submitted soft landscaping plans but still requiring hard landscaping details as a pre-commencement condition.

Amendment to Conditions (amendments in bold)

In light of the above the following conditions have been updated accordingly as follows:

Condition 2: Plans

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 20.08.2020 including the following plans/documents:

- Drawing No. 00 Site Location Plan
- Drawing No. 01 Rev P12 Proposed Site Layout **received 21st February 2022**
- Drawing No. ET-P1 Eton House Type (Floor Plans)
- Drawing No. ET-P2 Eton House Type (Elevations)
- Drawing No. OX-P1 Oxford House Type
- Drawing No. STE-P1 Stephenson House Type (Floor Plans)
- Drawing No. STE-P2 Stephenson House Type (Elevations)
- Drawing No. SHA-P1 Shakespeare House Type
- Drawing No. NT-P1 Newton House Type
- Drawing No. JEN-P1 Jenner House Type (Floor Plans)
- Drawing No. JEN- P2 Jenner House Type (Elevations)
- Drawing No. WRE-P1 Wren House Type
- Drawing No. WREB-P1 Wrenbury House Type
- Drawing No. 3.352/P/BU/L10 300 Rev # Shackleton House Type
- Drawing No. TRE-P1 Trevithick House Type
- Drawing No. BRD-P1 Baird House Type
- Drawing No. BL-P1 Bell House Type
- **Drawing No. CHIN-P1 Chinley House Type (Types A, Type B and Type C) Floor Plans and Elevations**

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.

Condition 4 (Boundary Treatments):

The development shall take place in accordance with the submitted Drawing No. 04 Rev B (Boundary Treatment Layout) and the following plans:

- Drawing No. FD-001 Rev P1 (1.8m Screen Wall/Fence)
- Drawing No. FD-004 Rev P1 (1.8m Feather Edged Fence)
- Drawing No. FD-007 Rev P1 (0.45m Knee Rail)
- **Drawing No. FD-008 (0.9m Post & Rail Fence)**
- **Drawing No. FD-009 (1.8m Hit & Miss Fence)**

For the avoidance of doubt, the boundary screening walls and entrance feature walls shall be constructed in brick to match the proposed brick to the walls of the associated host property.

The approved boundary treatment to all individual dwellings and apartment blocks shall be completed before the associated dwelling is first occupied; the boundary treatments to the site entrance shall be installed prior to first occupation of any dwelling hereby approved; and the boundary treatments to the play area and shall be installed prior to their first use. The approved details shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants / neighbours in accordance with Policy CDMP3 of the Adopted Wyre Borough Local Plan (WLP31).

Condition 9 – Land Levels

The development shall take place in strict accordance with the levels and road levels on approved Drawing No.s 05 (Site Sections) received 14th February 2022 **and Drawing No. 01 Rev P12 (Proposed Site Layout) received 21st February 2022**, unless alternative ground and finished floor levels are submitted and approved in writing by the Local Planning Authority prior to such change taking place. The ground levels shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity, and a minimum risk of flooding, in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31).

Condition 18 – Landscaping

18. No development shall take place until full details of hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include the hard surfaced areas and materials (type, colour and finish, bound or porous), and shall show how account has been taken of any underground services.

The soft landscaping works for the development shall be carried out in full accordance with the approved soft landscaping details as shown on Landscape Proposal drawing no.s 5090.05 Rev A and 5090.06 Rev A received 28th February 2022, prior to first use of any dwelling, or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

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.

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APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
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Consultee Responses

LANCASHIRE COUNTY COUNCIL (LOCAL EDUCATION AUTHORITY)

Following the request for a re assessment LCC Education have responded with an **objection** to the application. Whilst there has been confirmation that an education contribution is not required (i.e. the development does not generate the need for any school places) LCC state that as there is no confirmation of the position of the delivery of a new primary school at Lambs Road they are unable to determine if the development is sustainable and as such they are objecting to the application on lack of infrastructure provision.

Officer Response:

Your officers consider that little or no weight should be accorded to this objection. The relevant guidance in the NPPG states clearly that whilst contributions can provide both funding for construction and land for new schools required onsite, commensurate with the level of education need generated by the development, in this case LCC have confirmed that there is no identified need and the school land is not within the site. Furthermore, there is no provision in either the Local Plan, or in LCC's Education Contribution Methodology for developers to make any contribution towards the cost of school land, either on site or within the area within which new development collectively generates the need for a new school.

Amendment to Conditions (amendments in bold and italics)

Condition 2 - Plans

An updated layout drawing has been provided as plots 267 & 273 are now handed (opposite). Plans showing existing/proposed site and finished floor levels are now included in the approved plans list. Also, the Sherbourne House Type (Rev C) is now drawn showing the correct side elevation (revised plan included). Condition 2 is now worded as follows:

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 1st September 2021 including the following plans/documents:

Plans:

- Site Location Plan Drg No.19053_00, received 22nd September 2021;
- **Site Layout (Phase 4) Drg No. M102/PL/05C, received 18th February 2022;**
- Off-site highway works Drg No.3433-F02;
- Drainage Strategy Drg No.17027/100/1 Rev A received 10th February 2022;
- P.O.S Layout & Sections, received 10th February 2022;
- Boundary Treatment Drg No. M102/BT/05a, received 8th February 2022;
- S278 Schematic Plan Drg No.3433 F02;

- External Works Phase 4 Sheet 10 of 10 Drg No.EW 2.10, received 18th February 2022;
- External Works Phase 4 Sheet 11 of 11 Drg No.EW 2.11, received 18th February 2022.

House Types:

- Drg No. Gar 1.7 Grasmoor (Brick)
- Drg No. Gar 1.71 Grasmoor (Brick Render)
- Drg No. Bou 1.7 (Boulsworth Brick)
- Drg No. Bro 1.71 (Boulsworth Brick Render)
- Drg No. Bro 1.7 (Bromley Brick)
- Drg No. Bro 1.7 (Bromley Brick Render)
- **Drg No. She 1.7 C (Sherbourne)**
- Drg No. Arni 1.7 (Arnison)
- Drg No. Ash 1.7 (Ashdown)
- Drg No. Ash 1.71 (Ashdown render)
- Drg No. Cha 1.7 (Chatham)
- Drg No. Hea 1.7 (Healey Brick I)
- Drg No. Hea 1.7 (Healey Brick II)
- Drg No. Mai 1.7 (Maidstone)
- Drg No. Oak 1.7 (Oakshurst)
- Drg No. Wel 1.7 (Welland)
- Drg No. Whern 1.7 (Whernside)

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.

Condition 23 - Levels

Existing and proposed site and finished floor levels details have now been provided. The existing site levels vary at present, with the site generally sloping from east to west. An increase in some site levels, by approximately 1.0m, is proposed to the western boundary to avoid alternating levels within the site itself. Whilst this could have visual implications, it is noted that space for a 5m wide landscaping buffer is proposed to the western boundary which would allow a more graduated slope and screening. The levels to the eastern boundary would be reduced slightly by approximately 0.5m, however this reduction would generally be well related to other development phases adjacent to the eastern boundary. It is also noted that the levels have been designed to allow the site to drain northwards towards the previous development phases and associated surface water and foul water connections. Given the benefits in respect of sustainable drainage, and the mitigation proposed to limit any visual impacts, it is considered that the proposed levels charges, would have an acceptable impact. As such, condition 23 is now worded as follows:

The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details shown on Drg No.EW 2.10 and Drg No.EW 2.11, received 18th February 2022.

Reason: To ensure that the development has a satisfactory visual impact on the street scene, 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).

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Additional Observations – Paul Maynard MP

Since the publication of the Committee Report Paul Maynard MP has provided observations setting out that whilst fully recognising that there are no obvious grounds on which to refuse, he would ask the Committee to consider the impact of the proposed balcony on the neighbours' privacy and that any approval is contingent upon addressing this concern.

Officer Response: The impacts upon neighbouring amenity have been addressed accordingly within the Officers report.

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