



Planning Committee Supplement

Wyre Borough Council
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**Planning Committee meeting on Wednesday, 1 June 2022 at 2.00 pm
in the Council Chamber - Civic Centre, Poulton-le-Fylde**

7. Planning applications

(Pages 3 - 6)

- (a) Application A - Braeden, Bleasdale Lane, ClaughtonOn-Brock, Preston, Lancashire, PR3 1UR (22/00074/FUL)
Erection of equine buildings and change of use of land to form car parking area (retrospective).

- (b) Application B - Land Rear of St Nicholas Church, Broadway, Fleetwood, Lancashire, FY7 7DJ (21/00910/FUL)
Erection of two-storey youth centre building with detached garage for storage, and car parking provision (sui generis)(resubmission of 20/00101/FUL).

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE:

1st June

2022

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
22/00074/FUL	Karl Glover	1	9-20

Amended plans received:

Amended plans have been received to correctly show rear doors to the existing floor plan (which were omitted on the previous version). Car parking spaces are now marked on the site plan.

The proposed layout plan has also been revised to show a wider access/walkway between stables, and stable doors have been to the end pair of stables. These doors were missing on the previous floor layout plan and the previous walkway appeared narrow for access purposes. These changes relate to the reconfigured/in-filled part of the building.

Condition 1 - Approved Plans

The updated layout drawing has been provided showing the above changes. Condition 1 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 10.02.2022 including the following plans/documents:

- Location Plan
- Location Plan V2 - 09.02.2022
- Existing and Proposed Plans and Elevations Drg No. **ML/SD/6120, received by the Local Planning Authority on the 23rd May 2022.**

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.

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Amendment to report section 6.0: Additional Consultation Responses:

(6.4) UNITED UTILITIES has confirmed that they have no objections and that surface water must drain at the restricted rate of 5l/s.

(6.5) WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE) has confirmed they have no objections. They have advised that the drainage for the development shall be carried out in accordance with the Drainage Strategy GA (drawing GK2976-C-001, Rev C) and surface water must drain to the combined sewer at the maximum restricted rate of 2.24 l/s, as drawing no. PD/04651/011 Rev I.

Contact with applicant/agent

(8.3) Revised FRA and surface water attenuation plan received 27th May 2022.

Issues

(9.11) United Utilities have no objections to the proposal based on revised information. The Council's Drainage Engineer has no objections to the proposed drainage arrangement based on revised information. This includes surface water discharge rate being restricted to 2.24l/s. The surface water will be discharged into the combined sewer, which is lower in the surface water hierarchy set out in Policy CDMP2 of the Adopted Local Plan. However, other options are not viable and the Council's Drainage Engineer and United Utilities have no objections to the proposal and consider the drainage to be appropriate. The surface water discharge will be controlled at a satisfactory rate, to be limited beyond the requirements of United Utilities, and this arrangement is considered acceptable.

Condition 2 – Approved Plans

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 24 February 2022 including the following plans/documents:

- Tree protection plan Drawing No. PD/04651/013 Rev E
- Proposed cycle store plans and elevations Drawing No. PD/04651/012
- Proposed foul drainage plan Drawing No. PD/04651/010 Rev F
- Proposed bin store plans and elevations Drawing No. PD/04651/009
- Proposed Floor Plans Drawing No. PD/04651/005 Rev F
- Proposed roof plan with solar panels Drawing No. PD/04651/004 Rev F
- Proposed site plan Drawing No. PD/04651/003 Rev G
- Planting plan Drawing No. 210.4.02 Rev A
- Soft landscape proposal plan Drawing No. 210.4.01 Rev A
- Location plan Drawing No. PD/04651/001
- Proposed elevations Drawing No. PD/04651/007 Rev J
- **Proposed surface water attenuation Drawing No. PD/04651/011 Rev I**
- Proposed site levels Drawing No. PD/04651/020 Rev A

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 9 – Drainage

No part of the development shall be brought into first use until the drainage works and levels have been completed in accordance with the approved plans (Proposed foul drainage plan Drawing No. PD/04651/010 Rev F and **Proposed surface water attenuation Drawing No. PD/04651/011 Rev I**) and **Flood Risk Assessment (GWK Structural Solutions Ltd Consulting Engineers issue C 25.05.22)**.

Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

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, to prevent an undue increase in surface water runoff 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.

Condition 10 – Flood Risk Assessment

The development hereby permitted shall be carried out in accordance with the approved **Flood Risk Assessment (FRA) [GWK Structural Solutions Ltd Consulting Engineers issue C 25.05.22]** and the mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

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