



Wyre Borough Council
Please ask for : Daphne Courtenage
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Planning Committee Supplement

Planning Committee meeting on Wednesday, 7 September 2022 at 2.00 pm in the Council Chamber - Civic Centre, Poulton-le-Fylde

5. Planning applications (Pages 3 - 8)

Update sheets for applications:

- (a) Application A - Spring Bank Cottages, Wyre Side, Knott End-on-sea, Poulton-le-Fylde, Lancashire FY6 0AA (22/00510/FUL)
Change of use of land and former classroom building to ancillary living accommodation (granny annex)/domestic curtilage in association with 1 Spring Bank Cottage, erection of front balcony to 1 and 2 Spring Bank Cottages and changes to external finishes and window openings(resubmission of 21/01407/FUL)

- (b) Application B - Helmsdeep, Long Lane, Barnacre with Bonds, Preston, Lancashire PR3 1RN (21/01454/FUL)
Change of use of land to natural human burial ground and agriculture (sui generis), with siting of a storage container (retrospective) for ancillary storage, and formation of carpark.

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 7 September 2022

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
22/00510/FUL	Karl Glover	01	115-126

ADDITIONAL CONSULTATION RESPONSES RECEIVED

LANCASHIRE COUNTY COUNCIL (HIGHWAYS) – No objection

The site is accessed via a private track and the applicant has submitted a route and turning for the deliveries to the site. It is recommended that the construction/contractor vehicles use this route from the south-east approach. This avoids the use of the track which runs adjacent the river Wyre from Knott End which is a popular pedestrian and cycle route and is likely to be unsuitable for heavy load.

A condition is requested requiring that prior to the commencement of development a Traffic Management Plan (TMP) should be submitted to and approved in writing by the Local Planning Authority

A condition is requested regarding the development only to be used as part of the accommodation of the existing dwelling and shall not be divided by way of sale or sub-letting to form separate residential accommodation.

Officer Response: The requirement for the development to be carried out as the submitted construction route plan drawing received on 19.07.22 has already been included in the list of approved plans in condition 01. Although a Traffic Management Plan has been requested this is considered not necessary in this case due to the small scale nature of the development.

Condition 04 already requires the development to be ancillary to the main dwelling therefore covering the requirements for the development to be used as part of the accommodation of the existing dwelling as requested by LCC highways.

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AMENDMENTS TO CONDITIONS

Since the publication of the committee agenda the pre commencement conditions listed below have been re worded to ensure they are more precise.

Revisions to wording of conditions:

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 23.3.22 including the following plans/documents:

- Proposed storage container elevations (received 26.8.22)
- Site plan 1:200 (received 26.8.22)
- Location plan (received 26.8.22)

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 3: Landscaping:

Prior to the change of use of the land to natural human burial ground, full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

The landscaping works shall be carried out in accordance with the approved details prior to 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.

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. The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

Condition 4: Tree Protection

Prior to the change of use of the land to natural human burial ground, a Tree Protection Plan for the retained tree(s) shall be submitted to and approved in writing by the Local Planning Authority. This shall indicate the methods and positioning of tree protection measures such as ground protection (where necessary), Heras protective fencing and details of any specialist demolition or construction methods if appropriate.

The measures contained within the approved Tree Protection Plan with respect to those trees shown as being retained shall be implemented in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area 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. The details are required to be approved prior to commencement of development to ensure timely tree protection measures are in place.

Condition 5: Cycle Storage

Prior to the change of use of the land to natural human burial ground, details of the location and appearance of cycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, prior to first use of any part of the approved development and thereafter maintained and retained.

Reason: In the interests of the appearance of the site and locality and to support sustainable transport, in accordance with Policies SP2, SP4, CDMP3 and CDMP6 of the Wyre Local Plan (2011-31). The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application.

Condition 6: Drainage

Prior to the commencement of the car park development, a drainage scheme for the proposed car park, which shall detail measures for the attenuation and the disposal of surface waters, together with details of existing and proposed ground levels to achieve the drainage scheme, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

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 scheme. 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, in the interests of visual amenity in accordance with policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided.

Condition: 8 Grave Markers

Prior to the change of use of the land to natural human burial ground, details of the materials, appearance and dimensions to be used in the construction of the grave markers have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved details.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

10. The development hereby approved shall not be brought into use until the parking/turning area(s) shown on the approved plan (site plan 1:200 (received 26.8.22)) has been laid out, surfaced and drained. The parking/turning area(s) shall thereafter be retained and maintained and not used for any purpose other than for the parking and manoeuvring of vehicles

without express planning consent from the local planning authority first being obtained.

Reason: To ensure that adequate off road parking is provided and retained to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

Condition 12: Parking Layout

Prior to the first use of the development hereby approved, the car parking and manoeuvring areas shall be marked out in accordance with the approved plan (site plan 1:200 (received 26.8.22)), and permanently maintained thereafter.

Reasons: To allow for the effective use of the parking areas, and to protect highway safety in accordance with Policy CDMP6 of the Adopted Local Plan.