



Wyre Borough Council
Please ask for : Daphne Courtenage
Democratic Services Officer
(Temporary)

Planning Committee Supplement

Planning Committee meeting on Wednesday, 1 February 2023 at 2.00 pm in the Council Chamber - Civic Centre, Poulton-le-Fylde

- (a) Application A - Land Off Fleetwood Road North (Pages 3 - 4)
Thornton-Cleveleys (21/01152/OULMAJ)
Outline application (all matters reserved excluding access) for the construction of up to 130 new residential dwellings (Use Class C3), structural landscaping and green infrastructure and creation of access comprising eastward extension of the main access road and two points of vehicular access to the residential site and the construction of a cycle/footway.
- Deferred from the meeting of the 4 December 2022.
- (b) Application B - East Lodge, Bruna Hill, Barnacre (Pages 5 - 6)
Preston, Lancashire, PR3 1QB (22/00988/FUL)
Change of use from residential dwelling (Use Class C3) to a children's home (Use Class C2) for up to two children.

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 1st February 2023

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
21/01152/OULMAJ	Karl Glover	01	5-34

ADDITIONAL CONSULTATION RESPONSES RECEIVED

LANCASHIRE COUNTY COUNCIL (LOCAL EDUCATION AUTHORITY)

Following the request for a reassessment, LCC Education have confirmed that no education contribution is required (i.e. the development does not generate the need for any school places). However, LCC has objected due to the absence of information relating to the delivery of a new primary school at Lambs Road.

Officer Response:

Officers consider that little or no weight should be given 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.

WBC HEAD OF PUBLIC REALM AND ENVIRONMENTAL SUSTAINABILITY
(PARKS DEVELOPMENT TEAM)

Wyre's Parks Officer has confirmed that their previous comments relating to the arboricultural technical note remain unchanged and objects the proposals on the basis that they do not take account of the existing TPO woodland and its amenity value. The Parks Officer has also commented that the amenity value of trees was judged correctly when the TPO was made and the clear felling of these trees is not justified. Full comments are available online.

Officer Response:

Whilst the loss of trees is viewed negatively, the indicative details show a purposeful provision of new trees and landscaping could be delivered under a subsequent reserved matters application. This new planting would go some way to mitigate against the loss of trees. Policy CDMP4 of the WLP (2011-31) states that where the loss of trees and hedgerows is unavoidable, an equivalent amount of new trees and hedgerows should be proposed, and the application is not considered to conflict with the aims of Policy CDMP4.

POLICY UPDATE

LOCAL PLAN PARTIAL UPDATE

The Wyre Local Plan (2011-2031) (incorporating partial update of 2022) (WLPPU31) has been adopted by the Council. Therefore, the Wyre Local Plan (2011-2031) is superseded by the partial update. Upon the adoption of the partial update, the councils five year supply position has also been revised and this

position has increased. The latest available evidence on housing delivery is that set out in the council's Housing Implementation Strategy (base dated 31st March 2022) which demonstrates a deliverable housing land supply position of 10.63 years.

The following policies contained within the WLPPU31 are of most relevance:

- SP1 - Development Strategy
- HP1 - Housing Land Supply
- HP3 - Affordable Housing

Officer Response:

This update on the Local Plan Partial Update does not have any implications or affect the assessment of this application as set out within the Case Officers report.

CLARIFICATION ON AFFORDABLE HOUSING POSITION

Wyre's Planning Policy Team have provided information regarding delivery of affordable housing (AH) in Wyre. Based on information to the 1st April 2022, site allocations are expected to deliver 1,574 AH units. This exceeds the anticipated figure (1,452) when the adopted Wyre Local Plan was examined. Whilst some allocated sites have a reduced AH contribution for viability reasons, Wyre is still exceeding the overall target for AH delivery. This is partly due to some sites delivering 100% AH schemes.

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22/00988/FUL	Karl Glover	02	35-44

POLICY UPDATE

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The following policies contained within the WLPPU31 are of most relevance:

- SP1- Development Strategy
- SP2- Sustainable development
- SP4- Countryside Areas
- SP8- Health and Well being

Officer Response:

This update on the Local Plan Partial Update does not have any implications or affect the assessment of this application as set out within the Case Officers report.

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