



Planning Committee Supplement

Wyre Borough Council
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Planning Committee meeting on Wednesday, 5 July 2023 at 2.00 pm in the Council Chamber - Civic Centre, Poulton-le-Fylde

- (b) Application B - 2 Dovestone Drive Poulton Le Fylde (Pages 3 - 4)
23/00321/FUL
Proposed change of use from a dwelling (C3a) to a children's home (C2) for a maximum of two children and three carers, with two sleeping overnight including extension to existing driveway.
- (c) Application C - Land Off Fleetwood Road North (Pages 5 - 6)
Thornton-Cleveleys 23/00215/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 (Re-submission of 21/01152/OULMAJ).

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5 July 2023

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Update Written Ministerial Statement from the Department For Levelling Up, Housing and Communities

Since the publication of the Planning Committee Agenda a written ministerial statement has been released on the 23rd May 2023 by the Minister of State for Housing and Planning. The statement published sets out the following:

I, with the support of my Rt Hon colleague the Secretary of State for Education, wish to set out the Government’s commitment to support the development of accommodation for looked after children, and its delivery through the planning system.

The planning system should not be a barrier to providing homes for the most vulnerable children in society. When care is the best choice for a child, it is important that the care system provides stable, loving homes close to children’s communities. These need to be the right homes, in the right places with access to good schools and community support. It is not acceptable that some children are living far from where they would call home (without a clear child protection reason for this), separated from the people they know and love.

Today we use this joint statement to remind Local Planning Authorities that, as set out in paragraph 62 of the National Planning Policy Framework, local planning authorities should assess the size, type and tenure of housing needed for different groups in the community and reflect this in planning policies and decisions. Local planning authorities should consider whether it is appropriate to include accommodation for children in need of social services care as part of that assessment.

Local planning authorities should give due weight to and be supportive of applications, where appropriate, for all types of accommodation for looked after children in their area that reflect local needs and all parties in the development process should work together closely to facilitate the timely delivery of such vital accommodation for children across the country. It is important that prospective applicants talk to local planning authorities about whether their service is needed in that locality, using the location assessment (a regulatory requirement and part of the Ofsted registration process set out in paragraph 15.1 of the Guide to the Children’s Homes Regulations) to demonstrate this.

To support effective delivery, unitary authorities should work with commissioners to assess local need and closely engage to support applications, where appropriate, for accommodation for looked after children as part of the authority’s statutory duties for looked after children. In two tier authorities, we expect local planning authorities to support these vital developments where appropriate, to ensure that children in need of accommodation are provided for in their communities.

Children's homes developments

Planning permission will not be required in all cases of development of children's homes, including for changes of use from dwelling houses in Class C3 of the Use Classes Order 1987 where the children's home remains within Class C3 or there is no material change of use to Class C2. An application to the local planning authority can be made for a lawful development certificate to confirm whether, on the facts of the case, the specific use is or would be lawful. Where a Certificate is issued, a planning application would not be required for the matters specified in the certificate.

Officer Response: This ministerial statement does not affect the recommendation for this application or require any additional assessment

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ADDITIONAL CONSULTEE RESPONSES RECEIVED

LANCASHIRE COUNTY COUNCIL (HIGHWAYS)

Following discussion in relation to financial contributions towards highway improvements, LCC have confirmed that they would not object should contributions not be provided following an accepted viability appraisal.

NATURAL ENGLAND

Natural England previously commented (under application 21/01152/OULMAJ) that they do not have any objections to the proposals, subject to mitigation, namely, a Construction Environmental Management Plan, on site public open space provision, advisory leaflets, and installation of information boards.

They have advised that their previous response remains equally applicable to the current application. The mitigation measures would be secured by way of condition should permission be granted.

NATIONAL HIGHWAYS

National Highways have confirmed that they have no objections to the proposed development.

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.

CORRECTION TO REPORT NUMBERING

Paragraph 9.13 of the report makes reference to consideration of viability being set out within paragraph to 9.3. For clarification, viability matters are actually set out in paragraph 9.33 of the report.

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