



Planning Committee Agenda

Wyre Borough Council
Date of Publication: 30 August 2023
Please ask for : George Ratcliffe
Assistant Democratic Services Officer
Tel: 01253 887608

**Planning Committee meeting on Wednesday, 6 September 2023 at 2.00 pm
in the Council Chamber - Civic Centre, Poulton-le-Fylde**

- (b) Application B - 74 Lancaster Road Garstang (Pages 3 - 4)
23/00470/FUL
Change of use from dwelling (C3) to mother and babies or children's care home (C2), erection of detached timber activities room to the rear (following demolition of existing workshop) and widening of existing access.
- (c) Application C - Park Farm Longmoor Lane Nateby (Pages 5 - 6)
23/00485/FUL
Change of use of agricultural livestock building to milk sales building and associated parking, use class E(b) (part retrospective).
- (d) Application D - Thornton International Association (Pages 7 - 8)
Football Club Bourne Road Thornton 23/00338/FULMAJ
Residential development of 81 new dwellings with associated new estate roads and other supporting ancillary infrastructure and green space.
- (e) Application E - Land South Of Windward Avenue And (Pages 9 - 12)
East Of Amounderness Way Fleetwood
22/00774/FULMAJ
Erection of a building for the manufacture and distribution of lozenges containing main production area, warehouse, engineering and services area, an office block for staff, a link area containing staff canteen and staff facilities, the erection of a detached security lodge/gate house by the site entrance, the including the creation of a new access off Windward Avenue and associated drainage works including a pond, landscaping, car parking and ecological mitigation.

- (f) Application F - Land Off Lambs Road Thornton
Cleveleys 22/00815/FULMAJ
Residential development for 184 no. dwellings with
associated works (Phase 3).

(Pages 13 - 14)

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 September 2023

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
23/00470/FUL	Karl Glover	02	41-52

ADDITIONAL CONSULTEE RESPONSES RECEIVED

WBC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (ENVIRONMENTAL PROTECTION - AMENITY)

Since the publication of the Planning Committee Agenda a written response has been received from the Councils Environmental Health Officer. The Officer has raised no objections and stated that as the property is currently in residential use there is no requirement for the submission of an acoustic noise assessment to be submitted. The Officer does go on to state that any changes made to the property whilst it is being renovated, specifically changes made to glazing units or alternative means of ventilation, should be replaced with a like for like product, or better. Also, any fixed flood lighting should be designed such that it is not intrusive to nearby sensitive premises.

Officer Response: The consultee comments reinforce the position that the change of use would not cause significant additional harm to neighbouring amenity above that of the existing dwelling. It is not considered reasonable to condition the requirements for renovation changes. There is no suggestion in the submitted documents that any flood lighting would be added to the site. No further information is necessary.

ADDITIONAL SUPPORTING INFORMATION

Since the publication of the Planning Committee Agenda an email has been received from the applicant stating that the upper age limit of the children would be 17, as any 18 year olds (or older) would be required to move to adult services if still in care. The Committee Report and condition 5 relating to the number of children specify that the upper age would be 18.

Officer Response: It is not considered necessary to change condition 5 which relates to the age of the children (from being between the ages of 6-18) as this does not change the nature of the proposal. The ages currently restricted by the condition are considered to be acceptable.

This page is intentionally left blank

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 September 2023

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
23/00485/FUL	Karl Glover	03	53-62

ADDITIONAL CONDITION

CONDITION 9 (ANCILLARY USE)

The use of the premises shall be restricted to purposes which are ancillary to the main use of the site being Park Farm Longmoor Lane and shall not be used as a separate unit.

Reason: Reason: The use of the premises for any other purpose would require further consideration by the Local Planning Authority in accordance with Policies SP2, SP4 and EP8 of the Wyre Local Plan (2011-31)

Office Response: Within the principle section of the report (paragraphs 9.2 -9.7) a detailed assessment of the proposal against Policies SP4 and EP8 is set out. As it is considered that the proposal would allow the rural diversification of Park Farm it is considered necessary to include an additional condition which restricts the use of the building to be ancillary to the use of the existing farming enterprise and to ensure that it is not used or occupied as a separate entity.

This page is intentionally left blank

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5 July 2023

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
23/00338/FULMAJ	Karl Glover	04	63-86

ADDITIONAL CONSULTATION RESPONSE

WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE)

The drainage engineer has confirmed they have no objections to the proposal.

WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (ENVIRONMENTAL PROTECTION - LAND CONTAMINATION)

After reviewing additional information there are no major issues. The Phase 2 is proposing no remediation is required, however, they did find elevated levels of some contamination and proposed to excavate these areas. This is remediation by another name, as such there is a requirement for some way of regulating it and, were the application successful, the simplest way is probably a bespoke version of our standard contaminated land condition to just include the need to verify agreed remedial works.

Officer Response:

A bespoke pre-commencement condition is require which is set out below

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 the Lambs Road allocation.

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.

CHANGES TO CONDITIONS/REASONS

Change to Condition 3 to the following wording:

Prior to commencement of development, a scheme for decontamination of the site shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and the validation of the approved measures shall be submitted to, and approved in writing by the Local Planning Authority on completion of the remedial works in the form of a Verification Report. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The potential for contamination must be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 September 2023

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
22/00774/FULMAJ	Karl Glover	05	87-124

ADDITIONAL CONSULTEE RESPONSES RECEIVED

GREATER MANCHESTER ECOLOGY UNIT (GMEU)

Since the publication of the committee agenda a further response has been received by GMEU confirming that there are no objections to the submitted badger survey. Whilst no badgers have been found, the mitigation measures in the survey should be secured by condition.

Officer response: The applicant has submitted a Badger Survey which has been considered by GMEU. The survey has found no evidence of badgers on the site. However two mammal holes were found and whilst considered to have been created by foxes and rabbits these could have the potential for use by badgers. GMEU have no objections to the badger survey subject to the mitigation measures in the survey being secured by condition. A separate condition has been suggested to secure these mitigation measures. Subject to these conditions it is considered the proposal would comply with Policy CDMP4 of the Adopted Local Plan and the requirements of the NPPF.

ADDITIONAL PLANS RECEIVED

Additional plans have been received. These have been received following a request from the case officer for clearer plans to identify the 'main building' and 'other buildings' as defined in condition nos. 25 and 26. These conditions seek to control the use of the buildings. The plans do not change any part of the proposals and are purely to be used to help simplify conditions 25 and 26.

AMENDMENT TO CONDITIONS (AMENDMENTS IN BOLD AND ITALICS)

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

Condition 14: CEMP Biodiversity

Prior to the commencement of development, including ground works or vegetation clearance, a Construction Environmental Management Plan (CEMP) for Biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The CEMP Biodiversity shall include and specify the provision to be made for the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), including the erection of appropriate visual screening at the

north east part of the development and strategic tree planting to screen the functionally-linked land from the development.

- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Details of timings for piling works to avoid the wintering bird season (September to March inclusive) and the monitoring of breeding terns which are qualifying species of Morecambe Bay SPA whilst the piling works are taking place.
- j) Precautionary mitigation measures for species (such as fox **and badgers**)
- k) Measures to translocate northern march orchids

The development shall be implemented in full accordance with the approved CEMP Biodiversity.

Reason: Such details were not submitted with the application and need to be in place throughout the construction period in the interests of ecology and biodiversity in accordance with Policy CDMP4 of the Wyre Local Plan (2011-31).

Condition 25: Use of Buildings

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order with or without modification) or Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) the entire rectangular three storey production and warehouse **building and its attached services building all as shown in orange on plans 2050-GTA-XX-XX-DR-A-1044 received 4th September 2023, 2050-GTA-XX-XX-DR-A-1045 received 1st September 2023, and 2050-GTA-XX-XX-DR-A-1046 received 1st September 2023** (referred to in this condition and condition 26 below as "Main Building") shall be used for the purposes of classes B2 (general industrial) and B8 (storage and distribution) only and for no other purpose or purposes whatsoever without prior express permission from the Local Planning Authority. No mezzanine floor shall be installed in any part of the Main Building without prior express planning permission from the local planning authority.

Reason: The use of the Main Building for any other purpose, including offices, would require further consideration by the Local Planning Authority in accordance with Policies SP1, SP2, EP2, EP4, EP5, SA3/1, CDMP3 and CDMP6 the Wyre Local Plan (2011-31).

Condition 26: Other uses

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking and re-enacting that Order with or without modification) or Town and Country Planning (General Permitted

Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) Other Buildings hereby permitted and all open land within the site shall be used only for purposes which are ancillary to the use of the Main Building hereby permitted for the purposes of classes B2 (general industrial) and B8 (storage and distribution) and for no other purpose whatsoever without prior express planning permission from the local planning authority, and no part of the Other Buildings and no open land within the red edge of the application site shall be used as separate unit without prior express planning permission from the local planning authority.

- For the avoidance of doubt in this condition "Other Buildings" means all other buildings hereby permitted within the red edged site other than the Main Building, being the security lodge/gatehouse, link area and the office block containing staff facilities as within the red edge as are shown shaded yellow on the following plans

- 2050-GTA-XX-XX-DR-A-1001 Revision A Site Location Plan
- **2050-GTA-XX-XX-DR-A-1044 received 4th September 2023**
- **2050-GTA-XX-XX-DR-A-1045 received 1st September 2023**
- **2050-GTA-XX-XX-DR-A-1046 received 1st September 2023**

Reason: For the avoidance of doubt, to prevent the over-development of the site, and as other such uses would require further consideration by the Local Planning Authority in accordance with SP1, SP2, EP2, EP4, EP5, Policies SA3/1, CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

ADDITIONAL CONDITION

In light of the above response from GMEU the following condition has been added as follows:

Condition 28 – In accordance with badger survey

28. The development hereby approved shall be implemented in full accordance with the recommendations and mitigation measures (pre-commencement check) set out in section 5.2 of the Badger Survey by Appletons dated November 2021.

For the avoidance of doubt should evidence of badgers be found on or within 30m of the application site during this pre-commencement check a Badger Protection Strategy shall be produced and submitted to and agreed in writing by the Local Planning Authority.

Reason: For the protection of badgers, to ensure a pre-commencement check for badgers at the appropriate time, and to ensure compliance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

This page is intentionally left blank

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 September 2023

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
22/00815/FULMAJ	Karl Glover	06	125-158

ADDITIONAL CONSULTEE 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 the Lambs Road allocation.

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.

AMENDMENT TO CONDITIONS

Condition 7: Levels

There shall be no changes to the existing ground levels on site as shown on the plan drawing numbers 1000 P05; 3001 P03; 3002 P03; 3000 P03 unless proposed ground level changes 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 and a satisfactory impact on neighbouring residential amenity in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

Officer Response: Since the publication of the committee agenda the applicant has provided details of existing and proposed ground levels. As such condition 7 has been amended to reflect the submission of the additional plans. The levels shown on the plans submitted are considered to be acceptable and will not result in any adverse or detrimental visual harm or impact upon the amenity of the area.

This page is intentionally left blank