



Wyre Borough Council

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Please ask for : Democratic Services

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Planning Committee Agenda

**Planning Committee meeting on Wednesday, 2 May 2018 at 2.00 pm
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

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|------------|---|-----------------------|
| 7. | Item 01 - Former LCC Depot, Garstang | (Pages 1 - 2) |
| 8. | Item 02 - Former District Council Depot, Garstang | (Pages 3 - 4) |
| 9. | Item 03 - Conway, Lancaster Road, Cabus | (Pages 5 - 6) |
| 10. | Item 04 - Acresfield, Garstang Bypass Road, Garstang | (Pages 7 - 8) |
| 11. | Item 05 - Land at Occupation Lane, Stalmine | (Pages 9 - 10) |

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PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: **2nd May** **2018**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00177/FULMAJ	Lyndsey Hayes	1	16-33

CONSULTATIONS

CABUS PARISH COUNCIL has responded to the re-consultation stating they see nothing in the information received which warrants any amendments to their previous consultation response which was returned on 05/03/2018.

GREATER MANCHESTER ECOLOGY UNIT (GMEU): No objection to the application on ecology grounds.

OFFICER COMMENTS

Hours of operation and delivery / collections

Paragraph 6.5.1 of the Committee report refers to a consultation response from the Head of Environmental Health and Community Safety. This response includes a suggestion that conditions should be attached requiring the hours of operation and delivery / collections to be between 7am to 6pm Monday to Friday, with none at weekends or on Bank/Public Holidays.

Environmental Health have since confirmed that hours of operation and delivery / collection on Saturdays mornings would also be acceptable when taking into account impact upon residential amenity, provided that this is restricted to between the hours of 07:00 – 13:00. This is reflected in suggested conditions 7 and 8 (page 28 of the committee report) which allow for hours of operation and deliveries / collections not just from Monday – Friday, but also on Saturday mornings between 07:00 – 13:00, with no operation and deliveries / collections on Sundays, Bank Holidays or Public Holidays.

CONDITIONS

One additional condition is suggested to ensure that the larger B2 unit is specifically used for the intended truck body workshop only and that the local planning authority has control over future uses.

Condition 21

Notwithstanding the provisions of the Town & Country Planning Use Classes Order 1987 (as amended) (or any other order revoking or re-enacting or amending that Order with or without modification), or the provisions of the Town and Country Planning General Permitted Development (England) Order 2015 (or any order revoking or re-enacting or amending that Order with or without modification), the building hereby approved for B2: General Industrial use (as shown on the approved site plan) shall be used for truck body workshop purposes only and for no other purpose, including for any other purpose in Class B2 of the Schedule to the Town

and Country Planning (Use Classes) Order 1987 (as amended), without the prior express planning consent of the local planning authority.

Reason: To ensure that inappropriate uses do not occur within the locality and having regard to neighbour amenity in accordance with saved Policy SP14 of the Adopted Wyre Borough Local Plan.

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: **2nd May** **2018**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00210/FUL	Lyndsey Hayes	2	34 - 53

CONSULTATIONS

CABUS PARISH COUNCIL has responded to the re-consultation stating they see nothing in the information received which warrants any amendments to their previous consultation response which was returned on 05/03/2018.05/03/2018.

LANCASHIRE COUNTY COUNCIL LEAD LOCAL FLOOD AUTHORITY (LLFA) has responded confirming no comments to make in relation to this application.

REPRESENTATIONS

One additional neighbour representation has been received from No. 55 Meadow Park which states the following;

- A request for the applicant to provide landscaping to the western boundary has been overlooked. There should be full landscaping to the west boundary as well as the north and east of the site.
- The erection of the building would cast a shadow over the garden of this property and there would be no screened landscaping to cover the large building.

Officer Comments:

With respect to the concern about overshadowing this has been addressed in the Committee report and there are no further comments to make.

In terms of landscaping to the western boundary of the site, the proposed development is off-set from the existing dwelling and garden of No. 55 Meadow Park. No. 55 Meadow Park would not directly face the proposal as it already directly faces towards an existing industrial unit on land adjacent to the application site. Therefore the western boundary of the application site is to the side of No. 55 Meadow Park and is not within the primary views or outlook from this property. Therefore it is considered that a requirement for additional landscaping would not be reasonable or necessary along the western boundary of the site to make the development acceptable.

CONDITIONS

Three additional conditions are suggested.

In respect of conditions 19 and 20 these same conditions have been attached to application 17/00177/FULMAJ (Item 1 of the Committee Agenda for the adjacent site), and on reflection they are also considered relevant to include for this development proposal. These are as follows;

Condition 19

There shall be no external storage to the units hereby approved.

Reason: In order to prevent the potential for harm to the visual amenity of the area in accordance with Policy SP14 of the adopted Wyre Borough Local Plan (July 1999).

Condition 20

Prior to first use / first occupation of the development hereby approved, the noise mitigation measures set out in the supporting Noise Assessment by Martin Environmental Solutions Report No: 1446-3, and dated April 2018, and received by the Local Planning Authority on 16th April 2018, shall be implemented. The approved noise mitigation measures shall thereafter be retained and maintained.

Reason: To ensure there is no adverse effect on the health and quality of life of future occupants and to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) and the National Planning Policy Framework.

In respect of condition 21 this is proposed to ensure that the larger B2 unit is specifically used for the intended meat processing business use only and that the local planning authority has control over future uses.

Condition 21

Notwithstanding the provisions of the Town & Country Planning Use Classes Order 1987 (as amended) (or any other order revoking or re-enacting or amending that Order with or without modification), or the provisions of the Town and Country Planning General Permitted Development (England) Order 2015 (or any order revoking or re-enacting or amending that Order with or without modification), the building hereby approved for B2: General Industrial use (as shown on the approved site plan) shall be used for meat processing purposes only and for no other purpose, including for any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), without the prior express planning consent of the local planning authority.

Reason: To ensure that inappropriate uses do not occur within the locality and having regard to neighbour amenity in accordance with saved Policy SP14 of the Adopted Wyre Borough Local Plan.

OFFICER COMMENTS

Hours of operation and delivery / collections

Paragraph 6.7.1 of the Committee report refers to a consultation response from the Head of Environmental Health and Community Safety. This response includes a suggestion that conditions should be attached requiring the hours of operation and delivery / collections to be between 7am to 6pm Monday to Friday, with none at weekends or on Bank/Public Holidays.

Environmental Health have since confirmed that hours of operation and delivery / collection on Saturdays mornings would also be acceptable when taking into account impact upon residential amenity, provided that this is restricted to between the hours of 07:00 – 13:00. This is reflected in suggested conditions 7 and 8 (page 49 of the committee report) which allow for hours of operation and deliveries / collections not just from Monday – Friday, but also on Saturday mornings between 07:00 – 13:00, with no operation and deliveries / collections on Sundays, Bank Holidays or Public Holidays.

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2 May 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/01176/FULMAJ	Lyndsey Hayes	3	54 - 79

AMENDMENT TO REPORT

Para 9.32 (Trees).

Delete *“However, any mitigation for the loss of the tree would be required by condition as part of a landscaping plan. Subject to this condition it is considered that the proposal would be acceptable in terms of impact upon trees”*

Insert *“The highway authority have not raised objections to the proposed access details but if they are concerned about the impact of the access on this tree, it is a matter for them to raise directly with the applicant. It is not, however, a matter that weighs against the development, particularly as the proposed landscaping scheme will include new tree planting”.*

CONSULTATIONS

GREATER MANCHESTER ECOLOGY UNIT (GMEU): Comments as follows;

There are no substantive ecological matters that apply to the site and no further survey or assessment is required prior to the applications determination.

The proposal seeks to provide a pond as an ecological enhancement, which is shown on the proposed redevelopment of the site plan as item 18. The location of the pond is suitable but additional detail will be required via condition should the application receive permission. This detail should include cross sections of the pond, details of methods to make base impermeable, if tests show the ground would not hold water, and planting details to show locally native non-invasive planting scheme.

It is noted that the applicant is to plant native hawthorn hedgerows. It is strongly recommended notwithstanding the benefit of providing any new hedgerow, that the species required are more diverse. It is recommended that a condition be placed on any permission if granted to provide the details of planting (i.e. distance between centres) and specification including the provision of standard hedgerow trees where suitable.

The current site offers limited opportunities to ground nesting birds and only small areas of other clearance is to occur. Therefore in this instance the use of an informative/note is suggested to draw attention to the protected status of all nesting birds (Wildlife & Countryside Act 1981) and the use of methods in construction to avoid their disturbance.

CONDITIONS

- Amendment to condition 3 to remove any reference to an amenity building which is now proposed be contained within the repair storage building to read as follows;

3. Building work shall not commence on the repair/storage building hereby approved until details of the materials to be used in the construction of the external surfaces of these buildings (including the external walls, roof, and any windows) have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999). The details are required prior to the commencement of the development because they were not submitted with the application.

- Add condition 15

15. Prior to commencement of the development the following details of the proposed pond shall be submitted to and agreed in writing by the Local Planning Authority;

- Cross-sections of the pond
- Details of the methods to make the base impermeable if tests show the ground would not hold water
- Planting details to show locally native non-invasive planting scheme

REASON: This information is required prior to commencement to avoid linking of the pond to existing watercourses and potential pollutants, and in the interests of biodiversity enhancement in accordance with the National Planning Policy Framework.

- Delete condition 6 as it is not required.

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: **2nd May** **2018**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00037/FUL	Lyndsey Hayes	4	80 - 96

OFFICER COMMENTS

Amendment to paragraph 9.11 of report

The final sentence refers to the need for a landscaping condition to require details of hard and soft landscaping to be submitted. However, revised plans have included this detail, with the exception of colour of the block paving to the parking areas and the paving to the footways. Condition 9 will be amended accordingly.

CONDITIONS

Amendment to condition 9 to include requirement for details of block paving, to read:

a) Prior to the implementation of the hard landscaping to the car parking areas and the paving to the footways, full details of the materials (including type and colour) shall be submitted to and agreed in writing by the Local Planning Authority, and the approved details shall thereafter be implemented prior to the first occupation or first use of the development, and retained and maintained as such thereafter.

b) The hard and soft landscaping works (other than the block and concrete paving to the car parking areas and footways which are subject to condition 9(a) above) as shown on plans 129.4.03 Hardworks Layout and 129.4.02 Softworks Layout, shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development (or otherwise in accordance with a programme first 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 5 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 in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

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COMMITTEE DATE: **2nd May** **2018**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00980/OUT	Lyndsey Hayes	5	97-111

CONDITIONS

The suggested condition from Environmental Health regarding contamination (referred to in paragraph 6.7.1 of the committee report) needs to be added. Furthermore, conditions 5 and 11 are duplicated. It is therefore proposed to reword condition 5 as follows:

Condition 5 - reword

5. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

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