



## **Planning Committee Supplement**

**Wyre Borough Council**  
**Please ask for: George Ratcliffe**  
**Assistant Democratic Services Officer**  
**Tel: 01253 887608**

### **Planning Committee meeting on Wednesday, 3 April 2024 at 2.00 pm in the Council Chamber - Civic Centre, Poulton-le-Fylde**

- (a) Application 1 - Land Off Steeton Road And Garstang Road West Blackpool 23/00500/LMAJ (Pages 3 - 4)  
Creation of new training ground and academy facilities for Blackpool Football Club, consisting of the erection of a two-storey training facility building, indoor pitch, single storey groundstaff facility building, single storey ancillary building, single storey store building, and creation of 10 outdoor pitches, along with associated infrastructure including floodlighting, on-site parking, hardstanding, footpaths, fencing, engineering works and the creation of a new access off Streeton Road.
  
- (d) Application 4 - Brook Lodge Oakenclough Road Nether Wyresdale Scorton 24/00054/FULMAJ (Pages 5 - 6)  
Change of use of land to allow siting of up to 9 holiday lodges and construction of associated infrastructure.  
(Resub 23/00439/FULMAJ)

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## PLANNING COMMITTEE UPDATE SHEET

**COMMITTEE DATE: 3 April 2024**

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| 23/00500/LMAJ   | Karl Glover | 01       | 13-44     |

### Additional Public Representations

Since the publication of the Planning Committee agenda 7 additional representation of objection have been received.

The objections raise concerns over:

- the loss of natural habitats and green space;
- impact on the character of the area;
- loss of Green Belt;
- proposal goes against signed contract for the purpose of the land;
- alternative sites should be explored;
- applicant should use existing football facility across the road;
- brown field land should be used;
- archaeological condition has been requested.

*Officer Response:*

*In terms of impact to habitats, Green Belt and character of the area these matters are assessed in detail within the committee report.*

*On the matter of other non-planning related contracts, covenants or other legal stipulations, this forms no part of the assessment. Planning decisions do not override other restrictions that are required to be adhered to.*

*With regard to other sites and/or the use of brown field land the application is for the proposed site and the assessment must be based on the appropriateness of that site. There is no requirement to undertake an assessment of other 'potential' sites within the borough.*

*On the issue of archaeology the recommendation include the Council's standard archaeological condition. This is considered appropriate in response to the consultation response received from LCC Archaeology.*

### Amendment to conditions

Following further consideration and feedback from both Local Ward Councillors and Agent acting on behalf of the application it is considered that amendments to the conditions listed in the committee report are required. These amendments are set out below and are highlighted in bold.

#### **Condition 29 – Use Restrictions**

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) the associated buildings hereby permitted shall be used only for purposes which are ancillary to the use of the site hereby permitted as a Training and Academy complex [Class F2(c)] and for no other purpose whatsoever without prior express planning permission from the local planning authority, and none of the associated buildings and training and academy complex shall be used as separate units without prior express planning permission from the local planning authority.

For the avoidance of doubt in this condition "associated buildings" means the following:

- Training Facility Building
- Indoor Pitch
- Groundstaff Facility Building
- Ancillary Building
- First Team Store and WC

as shown on plan ref: MLD-XX-EX-DR-L-1001 Rev P08.

**The remaining undeveloped open land within the red edge of the application site shall not be used for any purpose, other than as associated ecological and landscaped areas, without prior express planning permission from the local planning authority.**

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 Policies SP1, SP2, SP3, CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

### **Condition 31 – Hours of Use for Lighting**

The Floodlights hereby permitted shall not be operated outside the hours of 08:00 to **21:30** on any day.

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

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| 24/00054/FULMAJ | Karl Glover | 04       | 81-92     |

### **Additional Public Representations**

Since the publication of the Planning Committee agenda 5 additional representation of support have been received.

The representations set out:

- Site is an existing fishery, benefits from EA license;
- Scheme will result in ecological improvements;
- Scheme is part of a larger masterplan for the area;
- Scheme will enhance the site;
- No impact to the AONB;
- Site will be carbon neutral;
- Previous application was recommended for approval but then refused;
- The site is enclosed by woods so will not visually impact on the area;
- Business plan fully sets out how the site will operate and be viable in the long term.

### *Officer Response:*

*The additional observations received do not raise any material planning matters that have not already been adequately addressed or considered within the committee report as part of the assessment of the application. The report sets out why it is considered that the proposal cannot be supported and is ultimately recommended for refusal.*

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