



Wyre Borough Council  
Please ask for: George Ratcliffe  
Democratic Services Officer  
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## Planning Committee Supplement

### Planning Committee meeting on Wednesday, 1 May 2024 at 2.00 pm in the Council Chamber - Civic Centre, Poulton-le-Fylde

- (a) Application 1 - 16 Station Road Poulton-le-Fylde (Pages 3 - 4)  
24/00155/FUL  
Change of use from residential dwelling (Class C3) to children's care home (Class C2) and provision of carparking with access to the rear.
- (b) Application 2 - Land To The West Of The A6 (Pages 5 - 8)  
(Preston/Lancaster New Road) Bounded By Nateby Crossing Lane & Croston Barn Lane Cabus  
20/00340/RELMAJ  
Reserved matters application for appearance, layout, scale and landscaping for a residential development comprising 251 dwellings, the development of 4.68ha of land for employment (B2 and E.g(i) uses), a convenience store and a coffee shop (following outline application 14/00458/OULMAJ).
- (d) Application 4 - Agricultural Building Lambs Lane Pilling (Pages 9 - 10)  
Lancashire 24/00092/FUL  
Erection of 1.no detached dwelling (C3) following demolition of agricultural building (part retrospective).
- (e) Application 5 - Primrose Cottage Moss Side Lane (Pages 11 - 12)  
Stalmine-with-staynall Poulton-Le-Fylde  
23/01150/FULMAJ  
Proposed erection of 2 no. buildings comprising of 12 holiday cottages (C3) with ancillary on site retail shop, wellness studio and car parking, following demolition of existing kennel site buildings.
- (f) Application 6 - Land North East Of Bay Court Links Gate (Pages 13 - 14)  
Thornton Cleveleys 24/00209/PIP  
Permission in principle for the erection of one detached dwelling.

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## PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 1 May 2024

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
24/00155/FUL	Karl Glover	1	47-60

### REPRESENTATIONS

Since the publication of the Planning Committee agenda 1 additional representation of objection has been received. Additional points raised over those previously received:

- terraced property not suitable for this purpose
- Impact on house prices

1 additional neutral letter has been received since the publication of the agenda. The additional point raised over those previously received:

- mains sewer to the rear of the property needs to be taken into consideration during construction and due to increased volume of traffic.

#### *Officer Response:*

A representor has commented on the impact on house prices. This is not a material planning consideration.

A representor has commented on a mains sewer along the access road to the rear of the property. United Utilities have not raised any comments on the application, therefore there are no evidenced issues in relation to this. Any works in proximity to a sewer may need separate consent from the operator.

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**COMMITTEE DATE: 1 May 2024**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00340/RELMAJ	Karl Glover	02	61-86

### Amendments to Conditions

The following changes to conditions 2 and 7 are proposed.

#### **CONDITION 1– APPROVED PLANS**

The Landscape Structure Plans have been removed from the list of approved plans. Condition 2 is now worded as follows:

The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 16.04.2020 including the following plans/documents:

- Vehicle Swept Path Drg No.40066-019 REV B;
- Commercial Plot HGV Vehicle Swept Path Drg No.40066-023-01 REV A;
- Proposed Offices 'B' - Elevations, Floor Plans & Roof Plan Rev A
- Proposed Unit 1 - Elevations, Floor & Roof Plan Rev A
- Proposed Units - 2A & 2B Elevations, Floor & Roof Plan Rev A
- Proposed Units - 3A to 3C Elevations, Floor & Roof Plan Rev A
- Proposed Units - 3D to 3F Elevations, Floor & Roof Plan Rev A
- Proposed Units - 4A to 4C Elevations, Floor & Roof Plan Rev A
- Proposed Units - 4D to 4F Elevations, Floor Plans & Roof Plan Rev A
- Foul Water Pumping Station Kiosk Details Drg No.23-034-4
- Surface Water Pumping Station Kiosk Details Drg No.23-034-2

- Commercial Detailed Layout Drg No.21-27-CDL01 Rev E
- Detailed Layout Drg No.21-27-DL01 Rev Z
- Visitor Parking Drg No.21-27-VP01 Rev D
- Refuse Layout Drg No.21-27-RL01 Rev F
- External Storage Layout Drg No.21-27-ES01 Rev D
- Hard Surfaces Layout 21-27-HS01 Rev G

House Types:

(Jones Homes)

- Connaught II - Drg No.CONN/ST/01
- Connaught II - Drg No.CONN/ST/02
- Knightsbridge II - Drg No.KNIG/ST/01
- Latchford - Drg No.LATCH/ST/01
- Stratton II - Drg No.STRA/ST/01
- Bentley - Drg No.BENT/ST/01
- Barbridge - Drg No.BAR/ST/01
- Bayswater - Drg No.BAYS/ST/01
- Banbury - Drg No.BAN/ST/01
- Keswick - Drg No.KESW/HT01
- Mottram - Drg No.MOT/ST/01
- Birch - Drg No.BIR/ST/01

-Handforth - Drg No.HAND/ST/01  
-Apartment - Drg No.APT/ST/01  
-Apartment - Drg No.APT/ST/02  
-Single Garage (Jones) Drg No.DET\_DG\_PLNG04 6X6  
-Double Garage (Jones) Drg No.DET\_SG\_PLNG04 6X3  
-Buckley - Drg No.BUC-P-(2020)-01

(Story Homes)

-Belford - Drg No.BEL-PLP1 Rev A  
-Belford - Drg No.BEL-PLE1/1 Rev A  
-Belford - Drg No.BEL-PLE1/2 Rev A  
-Bailey - Drg No.BAY-PLP1  
-Bailey - Drg No.BAY-PLE1/1 Rev A  
-Bailey - Drg No.BAY-PLE1/2 Rev A  
-Cooper - Drg No.CPR-PLP1  
-Cooper - Drg No.CPR-PLE1/1 Rev A  
-Cooper - Drg No.CPR-PLE1/2 Rev A  
-Cooper - Drg No.CPR-PLP2  
-Cooper - Drg No.CPR-PLE2/1 Rev A  
-Cooper - Drg No.CPR-PLE2/2 Rev A  
-Cooper - Drg No.CPR-PLP3  
-Cooper - Drg No.CPR-PLE3/1 Rev A  
-Cooper - Drg No.CPR-PLE3/4 Rev A  
-Dawson - Drg No.DWN-PLP1 Rev A  
-Dawson - Drg No.DWN-PLP2 Rev A  
-Dawson - Drg No.DWN-PLE1/1 Rev A  
-Dawson - Drg No.DWN-PLE1/2 Rev A  
-Dawson - Drg No.DWN-PLE2/1 Rev A  
-Dawson - Drg No.DWN-PLE2/2 Rev A  
-Fraser - Drg No.FRR-PLP1  
-Fraser - Drg No.FRR-PLE1/1 Rev A  
-Fraser - Drg No.FRR-PLE1/2 Rev A  
-Harper - Drg No.HPR-PLP1  
-Harper - Drg No.HPR-PLE1/1 Rev A  
-Harper - Drg No.HPR-PLE1/2 Rev A  
-Hewson - Drg No. HWN-PLP1  
-Hewson - Drg No. HWN-PLE1/1 Rev A  
-Hewson - Drg No. HWN-PLE1/2 Rev A  
-Hewson - Drg No. HWN-PLE1/3 Rev A  
-Kempton - Drg No.KPN-PLP1  
-Kempton - Drg No.KPN-PLE1/41  
-Lawson - Drg No.LWN-PLP1  
-Lawson - Drg No.LWN-PLE1/41  
-Lawson - Drg No.LWN-PLE1/42  
-Middleton - Drg No.MDN-PLP1  
-Middleton - Drg No.MDN-PLE1/1 Rev A  
-Middleton - Drg No.MDN-PLE1/2 Rev A  
-Middleton - Drg No.MDN-PLE1/3 Rev A  
-Sanderson - Drg No.SAN-PLP1  
-Sanderson - Drg No.SAN-PLE1/1 Rev A  
-Sanderson - Drg No.SAN-PLE1/2 Rev A  
-Sanderson - Drg No.SAN-PLE1/3 Rev A  
-Sandyford Drg No.SDD-PLP1  
-Sandyford Drg No.SDD-PLE1/1 Rev A  
-Sandyford Drg No.SDD-PLE1/2 Rev A  
-Spencer Drg No.SPR-PLP1  
-Spencer Drg No.SPR-PLP2  
-Spencer Drg No.SPR-PLE1/1 Rev B

- Spencer Drg No.SPR-PLE1/2 Rev B
- Spencer Drg No.SPR-PLE2/1 Rev A
- Spencer Drg No.SPR-PLE2/2 Rev A
- Wilson Drg No.WLN-PLP1
- Wilson Drg No.WLN-PLE1/1 Rev A
- Wilson Drg No.WLN-PLE1/2 Rev A
- Wilson Drg No.WLN-PLE1/3 Rev A
- Wilson Drg No.WLN-PLP2
- Wilson Drg No.WLN-PLE2/1 Rev A
- Wilson Drg No.WLN-PLE2/3 Rev A
- Wilson Drg No.WLN-PLE2/4 Rev A
- Garage Booklet Drg No.GB-PLP1/1 Rev B
- Garage Booklet Drg No.GB-PLP1/2 Rev B
- Garage Booklet Drg No.GB-PLP2/1 Rev B
- Garage Booklet Drg No.GB-PLP2/2 Rev B
- Garage Booklet Drg No.GB-PLP3/1 Rev A
- Garage Booklet Drg No.GB-PLP3/2 Rev A

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

#### **CONDITION 7 - LANDSCAPING PLANS**

Following comments from the Council's Tree Officer, it is deemed necessary for revised soft landscaping details to be provided by condition. Condition 7 is now worded as follows:

No development shall take place until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

The landscaping works 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 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 7 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 and ecology in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework. The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

## **Additional Consultation Response**

TREE OFFICER

Comments as follows:

“Looking at the Landscape structure plans and considering whether enough has been done to mitigate / receive biodiversity gain in relating to addressing the proposed loss of trees which are subject to TPO and considered of high retention value (reiterating category A ratings and also agreeing with the arboricultural consultants Tree Survey Schedule Category ratings (Arboricultural Constraints Appraisal 15 July 2014) I can comment that whilst a large number of heavy standard trees have been specified there needs to be more consideration of large species trees, which in turn may require a rethink on positioning. Otherwise, the site is going to be monoculture in respect of future trees of scale as there are currently 37 lime trees put forward that could grow to large trees. Only 5 oak trees have been proposed. In my view there needs to be a broader palette of tree species which will provide future larger scale and give incremental associated benefits along with resilience to climate and pests and diseases. I appreciate that the approval given thus far constrains the development to the very sad loss of certain high amenity TPO trees for the implementing of highways requirements , chiefly on Nateby Crossing Lane. However, I do not see why the design has included the loss of the pre-eminent tree on site which is field grown broad oak tree (TPO ref T6) , presumably for additional units? Surely this tree should be retained and incorporated into the design given its superior contribution to the existing and future landscaping if it was kept. Also, if kept it demonstrates a sincere interest in sustaining the treescape on site.”

*Officer Response:*

*The Council's Tree Officer has reviewed the submitted Landscape Structure Plans. It is considered reasonable to request revised plans showing alternative species and positioning of the large trees. More oak trees can be requested which is considered appropriate given the loss of existing trees. The amendments to conditions above is considered to ensure acceptable details can be agreed via condition.*



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24/00092/FUL	Karl Glover	4	107-120

**Additional Consultation Response**

NATURAL ENGLAND

Further comments have been received from Natural England stating that ‘the information we requested is still needed by Natural England to determine the significance of impacts on designated sites. Without this information Natural England may need to object to the proposal’.

*Officer Response:*

*Further comments have been made by Natural England. These do not alter the accepted conclusions of the HRA screening carried out by GMEU and the adoption of these by the LPA to fulfil their duty as a competent authority.*

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23/01150/FULMAJ	Karl Glover	5	121-139

This planning application has been withdrawn.

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APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
24/00209/PIP	Karl Glover	06	141-149

### **Additional Public Representations**

Since the publication of the Planning Committee agenda, four additional representations of objection have been received, one sent from a Planning Consultant on behalf of 3 neighbouring residents.

The objection raises concerns over:

- Impact on the character of the area
- residential curtilage at properties close to the site have previously encroached onto agricultural land without planning permission;
- encroachments into and resultant loss of Green Belt;
- loss of visual gap and characteristic openness between two existing dwellings;
- Thornton-Cleveleys is a town, not a village, therefore the proposal cannot be regarded as “infill within a village” and subsequently conflicts with the NPPF and Policy SP3 of the Wyre Local Plan;
- Approval would set a dangerous precedent which could result in the erosion of other peripheral areas of Green Belt being developed both around the site and within Wyre as a whole;
- Approval would not be in the public interest and could result in a judicial review;
- The call-in request seeming to support the application.
- increased risk of flooding to the site and surrounding area.
- wildlife in the area would be disturbed.
- no need for any new dwellings.

*Officer Response:*

*The additional observation received did 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.*

*Councillor Livesey has registered to speak as Ward Councillor and will therefore not be permitted to take part in any debate or vote in respect of this item.*

### **Additional Consultation Response**

Since the publication of the Planning Committee agenda, 1 additional consultation response from the Greater Manchester Ecology Unit has been received. This response highlighted that insufficient information had been received to determine the application. Namely that no arboricultural information nor a HRA had not been received, as requested by Natural England.

*Officer Response:*

*As this is an application for Planning in Principle, this information is not required to determine this application and these details would be required for consideration at the technical details stage.*