



Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 2 December 2020 in the Council Chamber - Civic Centre and via WebEx.

Members of the public will be able to view the meeting via the Council's YouTube page (<https://www.youtube.com/WyreCouncil>).

Planning Committee members present:

Councillors Moon, Ballard, I Amos, R Amos, Catterall, Ingham, Le Marinel, Orme, Raynor, Stirzaker and D Walmsley

Apologies for absence:

Councillor(s) Lady D Atkins, George and Holden

Other councillors present:

Councillors Berry, Henderson, McKay, A Vincent and M Vincent

Officers present:

Marianne Unwin, Assistant Democratic Services Officer
Emma Keany, Democratic Services Officer
David Thow, Head of Planning Services
Lyndsey Hayes, Planning Development Manager
Carmel White, Solicitor
Peter Foulsham, Democratic Services and Scrutiny Manager

25 members of the public/press viewed the meeting via YouTube.

PA.16 Declarations of interest

None.

PA.17 Confirmation of minutes

The minutes of the Planning Committee meeting held on 4 November 2020 were approved as a correct record.

PA.18 Appeals

The committee noted the Schedule of Appeals lodged and decided between 14 October 2020 – 14 November 2020 as set out on pages 3 – 4 of the

agenda. Any Member requiring any further details or clarification on any appeal should contact the relevant Case Officer.

PA.19 Planning applications

The Head of Planning Services submitted four reports to be considered, which the committee agreed to hear.

PA.20 Application A- Land South Of Blackpool Road, Poulton-Le-Fylde (19/00615/OULMAJ)

The application was brought before the Planning Committee for consideration at the request of Councillor Mckay, and because the application proposes a significant housing development on land not allocated for such development in the recently adopted Local Plan.

A site visit took place to enable councillors to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

An update sheet with additional information was published on the council's website, this information only having become available after the original agenda was published. The committee considered the update sheet, which contained additional information on procedural matters, an update on Housing Land Supply and a Tree Preservation Orders update. The update sheet also included additional information submitted by the applicant's agent.

Alf Clempson, the Lancashire County Councillor for Poulton-Le-Fylde spoke in objection to the application.

Alf Clempson also spoke on behalf of, Ben Wallace (MP for Wyre and Preston North) who gave objections to the application.

Councillor McKay (Wyre Borough Councillor for Tithebarn) spoke in opposition to the application.

The County Councillor for Cleveleys South and Carleton, Alan Vincent, spoke with objections to the application.

The agent, Alexis De Pol, addressed the meeting.

Members of the committee discussed additional concerns regarding the causation of traffic queues on Blackpool Road from Carlton Crossing and the impact of traffic on the amenity of residents of neighboring properties along Blackpool Road and other users of Blackpool Road.

On being put to the vote the motion to approve the application was lost.

It was proposed by Councillor Le Marinel, seconded by Councillor Orme, and a decision was taken that the application be **deferred** and brought back to Planning Committee (contrary to the Officers recommendation), under the provisions of Town and County Planning Act 1990, for more information

regarding the transport and traffic issues including safety and to allow further consideration by the applicant and Lancashire County Council about what highway mitigation is actually being proposed including at the Blackpool Road / Blackpool Old Road junction and how this feeds into the wider highway improvements planned for the allocated (Poulton) site.

**PA.21 Application B- Land Off Holts Lane, Poulton-Le-Fylde, Lancashire
(20/00332/REMAJ)**

The application was brought Members of the Planning Committee for determination at the request of Councillor Berry.

A site visit took place to enable Members to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

An update sheet with additional information was published on the council's website, this information only having become available after the original agenda was published. The committee considered the update sheet, which contained suggested amendments to conditions 1, 7 and 15 and an additional condition 16.

It was explained to the committee that since the publication of the update sheet, there had been a further additional representation received. It raised concerns with the appearance of the proposal and concern over damage to the existing properties during its infrastructure construction. The Planning Development Manager confirmed that the development meets the required interface distance between the proposed and existing properties, therefore, the two-storey proposal will not cause undue harm to the visual impact of the neighbours. She further commented that the damage concerns to existing properties are a civil matter not a planning issue in this case.

Both Mr Barrie Woods and Mrs Sheena Willett, members of the public, provided the committee with a letter of objection to the application, which were read out by the chairman.

Alf Clempson, the Lancashire County Councillor for Poulton-Le-Fylde, spoke in objection to the application.

Alf Clempson also spoke on behalf of, Ben Wallace (MP for Wyre and Preston North) who gave objections to the application.

Councillor Roger Berry (Wyre Borough Councillor for Hardhorn with Highcross) spoke against the application.

The agent, Matthew Wyatt, addressed members and responded to questions from the committee.

Following discussion, it was proposed by Councillor Ballard, seconded by Councillor I Amos and a decision was taken that the application be **approved** (as per the recommendation with the revised conditions 1, 7 and 15 and the

addition condition 16, as per the update sheet) under the provisions of the Town and County Planning Act 1990, subject to the conditions below:

Conditions

1. 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 07.04.2020 including the following plans/documents:

- Location Plan Drg No.18-41-0S01
- Proposed Site Layout Drg No.18-41-P01 Rev H
- Proposed Site Layout (Colour) Drg No.18-41-P01 Rev H
- Boundary Treatments Drg No.18-41-P02 Rev H
- Affordable Housing Layout Drg No.18-41-P04 Rev H
- Refuse Management Plan Drg No.18-41-P05 Rev H
- Cross Section/Street Scene Locations Drg No.18-41-P06 Rev H
- Public Open Space Plan Drg No.18-41-P07 Rev H
- Streetscenes & Cross Sections Drg No.18-41-SS01 Rev B
- Landscape Proposals Sheet 1 of 2 Drg No.6286.04 Rev C
- Landscape Proposals Sheet 2 of 2 Drg No.6286.05 Rev C
- Adoptable Drainage Layout Drg No.40-01 Rev P2
- Adaptable Housing Drg No.18-41-P04 Rev H
- Site Sections Location Plan Drg No.SS01 Rev A
- Site Sections Details Drg No.SS02 Rev A

House Types:

- The Adel v2.1 Drg No.V2.1 - ADE - 01 Rev 1
- The Bretherton v2.1 Drg No.V2.1 - BRE - 01 Rev 2
- The Astbury v3 Drg No.V3 - AST - 01 Rev 1
- The Kerridge v2.1 Drg No.V2.1 - KER - 01 Rev 2
- The Bowland v2.1 Drg No.V2.1 - BOW - 01 Rev 1
- The Hartford v2.1 Drg No.V2.1 - HAR - 01 Rev D
- The Bowland (SPE + BAY) v2.1 Drg no: V2.1 - BOW-SPE-BAY - 12 Rev 1
- The Hartford SA v2.1 Drg no. V2.1 - HAR - SA - 01 Rev D
- The Wynbury SA v2.1 Drg no: V2.1 - WYN-SA - 01 Rev 1
- The Hartford DG SA v2.1 Drg no: V2.1 – HAR-DG - SA - 01 Rev D
- The Denholme v2.1 Drg No.V2.1 - DEN - 01 Rev 2
- The Ashley v2.1 Drg No. V2.1 - ASH - 01 Rev A
- The Denholme (BAY) v2.1 Drg No.V2.1 - DENBAY - 01 Rev 1
- The Brierfield v2.1 Drg No.V2.1 - BRI - 01 Rev A
- The Carron v2.1 Drg No.V2.1 - CAR - 01 Rev 2
- The Shelley v2.1 Drg No.V2.1 - SHE - 01 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.

2. No development above ground level shall be commenced until details of the materials to be used in the construction of the external surfaces of that

dwelling (including the external walls, roof, and 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 CDMP3 of the Wyre Local Plan (2011-31).

3. Prior to the first occupation of any of the dwellinghouse types specified below, the windows specified below shall be:

i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and

ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

- The Denholme v2.1 House Type (first floor side elevations);
- The Wynbury SA v2.1 House Type (first floor rear elevation);
- The Bretherton v2.1 House Type (first floor side elevations serving en-suite);
- The Carron v2.1 House Type (first floor side elevation serving en-suite);
- The Hartford DG - SA v2.1 House Type (first floor right elevation serving en-suite 2);
- The Hartford-SA v2.1 House Type (first floor right elevation serving en-suite 2);
- The Hartford v2.1 House Type (first floor right elevation serving en-suite 2);
- The Kerridge v2.1 House Type (first floor side elevations);

The windows (including any subsequent repaired or replacement window) shall be maintained and retained thereafter in accordance with this detail.

Reason: To safeguard the privacy of adjoining residents and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

4. The boundary treatments relating to each plot shall be completed in full prior to first occupation of that plot strictly in accordance with the approved details shown on Boundary Treatment Plan Drg No. 18-41-P02 Rev H. The boundary treatments shall thereafter be maintained and retained in accordance with the approved details.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants / neighbours in accordance with policy CDMP3 of the Wyre Local Plan (2011-31).

5. The hard and soft landscaping and works shall be carried out in accordance with Drg No.18-41-P03 Rev H, Drg No.6286.04 Rev C and Drg No.6286.05 Rev C 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 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 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.

6. No dwelling hereby approved shall be first occupied or brought into use until the parking / turning areas shown on Proposed Site Layout Drg No.18-41-P01 REV H as relating to that dwelling have been laid out, surfaced and drained. The parking / turning areas shall not thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Reason: To ensure that adequate off road parking is provided to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

7. The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details as shown on approved plan Drg No.40-01 Rev P2.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31).

8. The development shall take place in accordance with approved Refuse Management Plan Drg No.18-41-P05 Rev H unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In order to ensure that waste is properly provided and managed for each property within the site in the interests of visual and residential amenity in accordance with the provisions of Section 12 of the NPPF and Policy CDMP3 of the Adopted Wyre Borough Local Plan 2011-2031 (WLP31) as the information submitted with the application relates to waste vehicle tracking only and not waste provision for each dwelling.

9. (a) The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site

compound from the highway before any other development takes place within the site.

(b) No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to those dwelling(s) has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.

(c) In the event that the new estate road is not proposed for adoption by the Local Highway Authority then details of their road construction (surface materials and depth) and highway infrastructure (footways, street lighting, drainage) shall be submitted to, and approved in writing by, the Local Planning Authority. No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to that dwelling has been constructed in accordance with the approved details.

Reason: To ensure that satisfactory access is provided to the development site, that the road surfaces are visually acceptable, that the private roads are of sufficiently adequate construction to support any loading applied to them to enable effective waste management and emergency services access, and that the necessary infrastructure is provided in the interests of highway safety in accordance with Policies CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

10. a) Prior to the first occupation of any dwelling, the proposed arrangements for future management and maintenance of the roads/ footways/ cycleways within the development shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include a plan showing areas of highway proposed for adoption by the Local Highway Authority and any areas proposed for private management.

(b) Should the plan required by (a) show that any highway within the estate would be privately managed, details of a Road Management Plan to detail how those sections of highway would be maintained in perpetuity, such as a private management and maintenance company to be established if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The highway shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

(c) Should the plan required by (a) show that any highway within the estate would be proposed for adoption by the Local Highway Authority, those roads/ footways/ cycleways shall be made up to, and retained thereafter to, the Local Highway Authority's Adoptable Standards.

Reason: To ensure that all highways, footways and cycleways will be maintained to a sufficient standard by either the Local Highway Authority or by a site management company in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

11. Prior to first occupation of any dwelling, details of the Local Area for Play (LAP) shown on approved plan Drg No.18-41-P01 Rev H shall be submitted to and approved in writing by the Local Planning Authority, which shall include how this is to be laid out, the design / appearance of play equipment including materials, surfacing and enclosure(s) of the LAP area and any other associated equipment including benches and waste bins. The LAP shall be installed in accordance with the approved details prior to first occupation of any dwelling or otherwise in accordance with a programme agreed in writing by the Local Planning Authority prior to first occupation of any dwelling.

Reason: To ensure adequate provision and delivery of public open space in accordance with Policies SP8 and HP9 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

12. Notwithstanding the definition of development as set out under section 55 of the Town and Country Planning Act 1990 (as amended) and the provisions of Parts 1 and 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification);

(a) no fences, gates, walls or other means of enclosure shall be erected along the front or side boundaries of the curtilage of any dwellinghouse forward of the main front elevation or side elevation of that dwellinghouse; and

(b) no areas of soft landscaping to the front of properties shall be removed to make provision for additional car-parking, without planning permission from the local planning authority first approved.

Reason: To ensure that the development presents a satisfactory appearance in the street picture in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority.

Reasons: To ensure the provision and retention of appropriate parking levels in the interests of residential amenity and highway safety.

14. No dwelling hereby permitted shall be occupied unless or until the pedestrian footpath/link shown on the southern site boundary and extending up to the existing Public Right of Way FP2-2-FP5 (as shown on approved plan ref: Proposed Site Layout Drg No.18-41-P01 Rev H) has been constructed in surface materials that have first been submitted to and approved in writing by the Local Planning Authority. This pedestrian footpath/link shall thereafter be maintained and remain open and

unobstructed at all times.

Reasons: To ensure that the development provides appropriate connections and sustainable linkages to neighbouring development and the wider footpath network in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

15. The development shall be carried out and maintained thereafter in accordance with the following approved details to ensure 20% of the dwellings are suitable or adaptable for older people and people with restricted mobility:

- Adaptable Housing Statement, received by the LPA 23rd November 2020
- Adaptable Housing Layout Drg No.18-41-P04 Rev H, received by the LPA 23rd November 2020.

Reason: To meet the needs of the ageing population and people with restricted mobility in the borough in accordance with Policy HP2 of the Wyre Local Plan (2011-31) and the provisions of section 5 of the NPPF.

As details of the proposed substation and pumping station have not been provided for consideration, the following condition is recommend for any permission granted:

16. Details of the appearance (size, materials and external colour finish) of the Electricity Substation and Pumping Station as shown on the approved Proposed Site Layout Drg No.18-41-P01 Rev H, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out and retained thereafter in accordance with the approved details.

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

Notes: -

1. LCC Education state that according to the s106 for outline permission 18/00680/OULMAJ the owner should inform the County Council within 20 days of grant of Reserved Matters consent so that they can calculate the final Primary and Secondary Education Contribution.

PA.22 Application C- Land South Of B5269 Preston Road And East Of St Peter's Church Of England School, Inskip (20/00383/REMAJ)

Items 5C and 5D, as they are applications discussing the same site, were considered together, however, voted on separately.

The application was brought before the Planning Committee for consideration as the proposed delivery of the housing site allocation and supporting Green

Infrastructure (GI) is different to the typical approach usually taken, as in this case the Green Infrastructure provision would be largely provided outside the allocation on land designated as countryside.

A site visit took place to enable councillors to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

An update sheet with additional information was published on the council's website, this information only having become available after the original agenda was published. The committee considered the update sheet, which contained proposed amendments to conditions 2, 3, 4, 8, 9, 10, and 11.

Mr Jonathan Palmer (a member of the public) spoke in objection to the application and responded to a question put forward by a member of the committee.

Revd Paul Hunter (a member of the public) also spoke in objection to the application.

The agent, Alexis De Pol, spoke in support of the application and responded to a series of questions from members.

Following debate, it was proposed by Councillor Moon, seconded by Councillor Orme and a decision was taken that the application be **deferred** and to be brought back to Planning Committee (contrary to the Officers recommendation), under the provisions of the Town and Country Planning Act 1990, following consideration of layout and landscaping matters namely provision of bungalows along southern section of the western boundary, and hedgerow to southern boundary of public space; and clarification by Lancashire County Council Highways whether or not a pedestrian crossing facility is required and why no sustainable transport contributions have been requested.

**PA.23 Application D- Land South Of B5269 Preston Road, Inskip
(20/00381/FUL)**

As mentioned in item 5C, applications 5C and 5D were discussed together, but voted on separately.

The application was brought before the Planning Committee for consideration as the proposed delivery of the housing site allocation and supporting Green Infrastructure (GI) is different to the typical approach usually taken, as in this case the Green Infrastructure provision would be largely provided outside the allocation on land designated as countryside.

A site visit took place to enable councillors to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

An update sheet with additional information was published on the council's

website, this information only having become available after the original agenda was published. The committee considered the update sheet, which contained suggested updates to conditions 1 and 3.

Mr Jonathan Palmer (a member of the public) spoke in objection to the application and responded to a question put forward by a member of the committee.

Revd Paul Hunter (a member of the public) also spoke in objection to the application.

The agent, Alexis De Pol, spoke in support of the application and responded to a series of questions from members.

Following debate, it was proposed by Councillor Moon, seconded by Councillor Orme and a decision was taken that the application be **deferred** and to be brought back to Planning Committee (contrary to the Officers recommendation), under the provisions of the Town and Country Planning Act 1990, following consideration of layout and landscaping matters namely provision of bungalows along southern section of the western boundary, and hedgerow to southern boundary of public space; and clarification by Lancashire County Council Highways whether or not a pedestrian crossing facility is required and why no sustainable transport contributions have been requested in relation to the linked reserved matter application 20/00381/FUL.

The meeting started at 2.09 pm and finished at 5.09 pm.

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