

Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 5 April 2023 at the Council Chamber - Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors I Amos, Ballard, Ingham, Kay, Le Marinel, Moon, Orme, Raynor, Rendell, Stirzaker and D Walmsley

Apologies for absence:

Councillors Lady D Atkins, Catterall and O'Neill

Officers present:

Karl Glover, Development Manager
Daphne Courtenage, Democratic Services Officer
Carmel White, Solicitor
Steve Smith, Head of Planning and Regeneration
George Ratcliffe, Assistant Democratic Services Officer
Carl Green, Head of Engineering Services
Harry Grundy, Corporate Apprentice

15 members of the public attended the meeting.

PA.57 Declarations of interest

None.

PA.58 Confirmation of minutes

The minutes for the meeting of the Planning Committee held on 1 March 2023 were **confirmed** as a correct record by those who were in attendance.

PA.59 Appeals

The committee noted the Schedule of Appeals lodged and decided between 15 February 2023 and 15 March 2023. The Chairman invited any Member requiring any further details or clarification on the appeal to contact the relevant case officer.

The Head of Planning and Regeneration highlighted that review of appeal decisions is useful to improve decision taking. He gave the example of

application 22/00074/FUL, which had missed the committee sheet by a couple of days. The inspector did not agree with the council's reasons for refusal and therefore the appeal was allowed.

PA.60 Planning applications

PA.61 Application A - Land Off Castle Lane Barnacre With Bonds Lancashire (22/00669/OUT)

The application was before members for determination for a second time after being deferred at the previous meeting so that Lancashire County Council (LCC) Highways could be asked to consider the impact of a serious/fatal accident which the committee had been informed had occurred on Castle Lane in July 2022. The referral reason was in relation to highway and pedestrian safety. This accident was not included within the road safety record section of the highways consultation response dated 24th August 2022.

An update sheet was published on the council's website, the information only having become available after the original agenda was published. The committee considered the update sheet, which contained additional consultation responses and public representations which were acknowledged by officers.

The Planning Development Manager outlined representations in an additional letter of objection that had been received after the circulation of the update sheet. He identified that these issues had already addressed within the update sheet and officer report and did not change the officer recommendation.

LCC Highways confirmed there was no record of highway collisions occurring (over a 5-year examination period) on Castle Lane itself and that following an investigation, it had been concluded that there were no highway design issues or defects that would have contributed to the collision. The LLC Highways position remained unchanged.

The Planning Development Manager said that based on the additional updated response from LCC Highways, the application was not considered to result in an unacceptable impact on highways safety and the recommendation for approval subject to conditions remained unchanged.

As there had been no material changes, no amended LCC position, or further consultation on to the application since it was previously presented, there was no opportunity for public speaking on this item.

The Chair mentioned that in the circumstances he could identify no sustainable planning reason to disagree with the recommendation. However, he considered the passing places along Castle Lane should be improved and possibly increased. He asked the Head of Planning and Regeneration to contact LCC Highways and ask for them review this issue as part of their role

as the highway authority and this request was supported by the other members of the committee.

The Head of Planning and Regeneration confirmed he was happy to contact LCC Highways with regard to the concerns set out by the Committee and to draw their attention to the minutes of this Planning Committee.

Councillor Orme encouraged members of the Parish Councils who had concerns about the highways issues to write to LCC Highways.

Councillor Le Marinel proposed the recommendation to approve the application to the committee, and Councillor Ingham seconded the proposal. It was resolved to approve the application and grant outline planning permission subject to the conditions set out below.

Conditions:

1. In the case of any reserved matter, namely, appearance, landscaping, layout and scale of the buildings, an application for approval must be made before the expiration of three years beginning with the date of this permission; and that the development hereby permitted shall be begun not later than: the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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 01.07.2022 including the following plans/documents:

- Site Location Plan
- Access Arrangement J1264/Access/Fig 1

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.

3. Prior to the submission of the first reserved matters application(s) relating to layout, or simultaneously with that first reserved matters application, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in

accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Each reserved matter relating to layout should demonstrate compliance with the agreed drainage scheme.

No part of the development shall be occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the NPPF.

4. Prior to the commencement of development details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, this shall include:

a) The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Residents' Management Company

b) Arrangements concerning appropriate funding mechanisms for the on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:

- i. on-going inspections relating to performance and asset condition assessments
- ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

c) Means of access for maintenance and easements where applicable.

The development shall subsequently be completed, maintained and

managed in accordance with the approved sustainable drainage management and maintenance plan.

Reason: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development; to reduce the flood risk to the development as a result of inadequate maintenance; and to identify the responsible organisation/ body/ company/ undertaker for the sustainable drainage system in accordance with policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

5. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by JWPC Ref: TC/L9861/2021/03 and the mitigation measures detailed within Section 4 of the FRA. The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

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

- (a) dust and dirt mitigation measures during the demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (b) control of noise and vibration emanating from the site during the demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (c) hours and days of demolition / construction work for the development expected to be 8.00-18.00, Monday to Friday, 08.00-13.00 on Saturday with no working on Sunday and Bank / Public Holidays
- (d) contractors' compounds and other storage arrangements
- (e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the demolition / construction period
- (f) arrangements during the demolition / construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)
- (g) the routeing of construction traffic and measures to ensure that drivers use these routes as far as is practicable
- (h) external lighting of the site during the demolition / construction

period

- (i) erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (j) recycling / disposing of waste resulting from demolition / construction work
- (k) measures to protect watercourses against spillage incidents and pollution

The construction of the development including any demolition works shall be carried out in accordance with the approved CEMP.

Reason: Such details were not submitted with the application and need to be in place throughout the demolition / construction period in the interests of the amenities of surrounding residents, to maintain the operation and safety of the local highway network, to minimise the risk of pollution and to safeguard the character and appearance of the area in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

7. The visibility splays from the proposed new site access onto Castle Lane as shown on approved Drg No. Access Arrangement J1264/Access/Fig 1 shall be provided prior to first occupation of any dwelling and shall not at any time thereafter be obstructed by any building, wall, fence, hedge, tree, shrub or other device exceeding a height not greater than 1 metre above the crown level of the adjacent highway.

Reason: To ensure the safe, efficient and convenient movement of all highway users, for the free flow of traffic, in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

8. (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 / for a distance of 10 metres into the site 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).

9. Prior to first occupation of any dwelling hereby approved, the off-site works of highway improvements [namely the site access to Castle Lane, including tactile paving and street lighting] shall be carried out, unless an alternative timetable for implementation is submitted to and approved in writing by the Local Planning Authority. The off-site highway works shall be carried out in accordance with any alternative approved timetable for implementation.

Reason: In order to ensure the timely delivery of the necessary off-site highway works in the interests of highway safety / to encourage sustainable travel in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

10. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

11. Prior to the commencement of development, including any demolition or tree works, an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan for the retained trees shall be submitted to and approved in writing by the Local Planning Authority. This shall indicate the methods and positioning of tree protection measures such as ground protection (where necessary), Heras protective fencing and details of any specialist demolition or construction methods if appropriate.

The measures contained within the approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan with respect to those trees shown as being retained shall be implemented in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas

shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area 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. The details are required to be approved prior to commencement of development to ensure timely tree protection measures are in place.

12. As part of any reserved matters application, details a Landscape and Habitat Creation and Management Scheme, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall identify the opportunities for biodiversity enhancement on site including (but not limited to):

- Native tree and shrub planting to mitigate for loss of trees
- Hedgerow planting / Bolstering of existing hedgerows along site boundaries using native species
- Bat bricks and/or tubes within the new development
- Bird Boxes
- Bat Boxes
- Assessment and removal of any present invasive species at the site (including rhododendron)

The Landscape and Habitat Creation and Management Scheme shall be carried out in accordance with the approved details.

Reason: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interests of ecology and biodiversity in accordance 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.

13. Prior to first occupation, a scheme for the provision of home-owner information packs highlighting the sensitivity of Morecambe Bay (a European protected nature conservation site) to recreational disturbance shall be submitted to and agreed in writing by the Local Planning Authority. The scheme details shall include the content of the home-owner information packs which must explain the conservation value of Morecambe Bay, the potential impacts that can arise from residential development and explain the responsible behaviours that would be required from residents to avoid undue ecological impact, as well as a methodology for the distribution of the home-owner packs to future home owners including upon resale of the dwellings as far as is reasonably practicable. The approved information packs shall subsequently be made available to future home owners in line with the

approved methodology.

Reason: In order to safeguard biodiversity from the recreational disturbance effects of residential development in close proximity to Morecambe Bay, in accordance with the provisions of Policy CDMP4 of the Wyre Local Plan 2011- 31.

14. Prior to the submission of a reserved matters application relating to layout, or simultaneously with that reserved matters application, details of the existing and proposed ground, slab and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority.

The ground, slab and finished floor 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, 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).

15. 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, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. 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 and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

16. An electric vehicle recharging (EVCP) scheme shall be submitted for all dwellings with parking provision unless it is demonstrated that such provision of EVCP is not practical in communal parking areas or due to other identified site constraints. No dwelling shall be occupied until the electric vehicle recharging point has been provided for the dwelling to which it relates, and such electric vehicle recharging point shall be maintained and retained for that purpose thereafter.

Reason: To ensure the provision of appropriate on-site mitigation to compensate for the impact on air quality caused by the development in the surrounding area in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

17. No development above ground level shall be commenced until details of the refuse storage provision (including location, design and materials of construction) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, prior to first occupation of any part of the approved development and thereafter maintained and retained.

Reason: In the interests of the appearance of the site and locality and the residential amenity of occupants and neighbours, in accordance with Policies CDMP1 and CDMP3 of the Wyre Local Plan (2011-31).

18. Any reserved matters application including layout shall demonstrate that the dwellings hereby approved shall be sited within Flood Zone 1 only. No dwelling or part thereof shall be sited with Flood Zones 2 or 3.

Reason: To ensure a safe form of development to reduce the risk of flooding in accordance with policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

After the consideration of this item Councillor Amos joined the meeting, having been unavoidably delayed.

PA.62 Application B - Promenade And Beach Front Between Cleveleys And Fleetwood (22/00408/LMAJ)

The application was brought before members for consideration following a call-in request from Councillor Rachel George.

A site visit occurred to enable members to understand the proposal beyond the plans submitted and the photographs taken by the case officer.

The Planning Development Manager clarified that in June 2021 members of the Planning Committee had resolved to grant planning permission for Phase 1 of beach management works. He highlighted the application in question sought full planning permission for Phase 2 of beach management works.

The Planning Development Manager emphasised that in conjunction with the application, a separate associated marine licence application was applied for to the Marine Management Organisation.

He clarified that the environmental constraints referred to in the report had all been considered as part of the assessment of the application.

The Planning Development Manager confirmed that the application did not

affect the northern car park to the Rossall Point satellite compound and the footpath to the west so that they were able to remain open to the public during the course of the works.

He explained the conditions were set out in the report but with regard to the hours of construction and deliveries, they were restricted from 7am – 7pm Monday to Friday. These hours would accommodate the tide times for the construction works to be undertaken.

Ian Somerville spoke in objection to the application.

Edward Greenwood spoke in objection to the application.

Councillor Orme asked a question of the speaker.

Jayne Murray spoke in objection to the application.

Carl Green, acting as the agent on behalf of the council, spoke in favour of the application.

Councillors Raynor, Ballard and Le Marinel asked questions of Mr Green

In relation to the open space land at Rossall Point, Mr Green clarified that: they had looked at numerous sites however the chosen site was the only one which met all criteria; the land would be reinstated including the car parks being resurfaced; and that they would work with the community as that was the legacy they wanted to leave behind.

The Chair ended the public speaking portion of the meeting and opened up the members' debate.

Councillors raised the following questions/concerns over:

- Site location
- Vibrations
- Compensation if someone's property was affected
- Lorry access routes
- Impact on residents and care homes
- Time limit
- Parking surfaces being resurfaced beforehand
- Penalty clause put into the contract for exceeding time limit

The Head of Planning and Regeneration did not recommend any changes to the 10 conditions set out in the report and reminded the committee not to stray on to matters that were not planning considerations. He clarified that there were three years to implement a planning permission.

He explained that the highway authority continued to request a survey of highway condition which did not meet the tests for planning conditions.

The Chair asked Mr Green to keep the residents updated of the scheme's

progress and time scales.

The Chair, Councillor Moon, proposed the recommendations set out in the report, and the Vice Chair, Councillor Ballard, seconded the proposal. It was resolved to approve the adoption of the submitted HRA and Appropriate Assessment and to grant planning permission in line with officer recommendations subject to the conditions set out below.

Conditions:

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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 22.04.2022 including the following plans/documents: - Application Form and Certificates - Design and Access Statement / Planning Statement (including Statement of Community Involvement) (April 2022); - Report to inform Habitats Regulations Assessment: Stage 1 Screening and Stage 2 Appropriate Assessment (December 2022); - Environmental Statement (Including Non-Technical Summary) (August 2022); - Environmental Statement Addendum (January 2023); - Site Location Plan and Working Areas - Drawing No. WBMS/PH2/PL/01 - Rev A; - Works Traffic Routes and Access Points - Drawing No. WBMS/PH2/PL/02 – Rev A; - Jubilee Gardens Site Compound Details - Drawing No. WBMS/PL/03 - Rev A. - Satellite Compound Details - Drawing No. WBMS/PH2/PL/04; - Proposed Works General Layout (sheet 1 of 2) - Drawing No. WBMS/PH2/PL/05 Rev C2 - Proposed Works General Layout (sheet 2 of 2) - Drawing No. WBMS/PH2/PL/06 Rev C2 - Proposed Works Visualisation - Drawing No. WBMS/PH2/PL/07; - Typical Groyne Construction Details - Plane and Sections - Drawing No. WBMS/PH2/PL/08 - Typical Groyne Long Section - WBMS/PH2/PL/09 - Dune Impacts in Relation to Works - Drawing No. C152562-DUNE-IMPACTS (2 Sheets) (August 2022)

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.

3. No construction works or deliveries shall take place outside of the hours of 07.00am - 19.00pm Monday - Friday unless agreed in writing with the Local Planning Authority prior to any works outside of these hours taking place. Such agreement shall be sought in writing at least 24 hours before works are intended to take place so that, if necessary, a temporary noise limit and mitigation can be agreed. Any works

outside of these construction hours shall only take place in accordance with the agreed noise limit and mitigation.

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

4. Prior to the commencement of development pursuant to this permission, other than the implementation of site compounds, an updated Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The updated CEMP shall include and specify the provision to be made to the following:

- (a) Method Statement, detailing biosecurity measures to be taken to control the spread of invasive plant species during the course of works.

- (b) Air quality management strategy specifically incorporating measures on dust management.

- (c) Mitigation measures listed in section 7.2.7 of the submitted Report to inform Habitats Regulations Assessment: Stage 1 Screening and Stage 2 Appropriate Assessment (December 2022).

- (d) Type of proposed screening and locations.

- (e) Sensitive lighting strategy to include details of how low-level lights will be used and only within active work areas to avoid any disturbance to qualifying birds along the shoreline.

The proposed construction works shall be carried out in accordance with the approved CEMP.

Reason: To protect ecological designations and the existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.

In the interests of amenity, and help alleviate potential impacts on ecological receptors, in accordance with Policy CDMP1 and CDMP4 of the Local Plan (2023).

5. Prior to any development pursuant to this permission, other than the implementation of the site compounds, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. In addition to the details already provided in the draft Construction Traffic Management Plan, the final version should include details relating to:

- Methods to restrict vehicle movements to defined access routes.
- Temporary signage to be provided to inform the public of alternative parking availability as far as possible during construction.

- Measures to minimise the impact of vehicles within the designated ecological sites during the construction of the groynes and beach recycling work.

The proposed construction works shall be carried out in accordance with the approved Construction Traffic Management Plan.

Reason: To maintain the operation and safety of the local highway network, and help alleviate potential impacts on ecological receptors, in accordance with Policy SP2; SP8; CDMP3, CDMP4 and CDMP6 of the Local Plan.

6. No development shall take place, other than the implementation of site compounds, until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological protection, investigation, recording and analysis. This must be carried out in accordance with an updated Written Scheme of Investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. All archaeological works should be undertaken by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists. Development should be undertaken in line with the details agreed.

The updated Written Scheme of Investigation shall include and specify the provision to be made to the following:

- How the archaeological exclusion zones will be established and policed; and

- What steps will be taken to ensure that unexpected remains will be identified during the works and an archaeological response triggered. This should include

(a) toolbox talks during site inductions to appropriate site managers, staff and sub-contractors; and

(b) the provision of a laminated quick-reference sheet for workers with brief notes and appropriate contact telephone numbers. A contingency agreement should be in place with the selected archaeological contractor(s) to allow for the deployment of an appropriate response team should it prove necessary.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policy CDMP5 of the Local Plan

7. Prior to any development pursuant to this permission, other than the implementation of any site compound works, an outline Landscaping and Habitats Management & Monitoring Plan shall be submitted to and approved in writing by the Local Planning Authority. The outline plan shall include the following

- The presence of an Ecological Clerk of Works (ECoW) during the preparatory works, construction works and site demobilisation works within Morecambe Bay SAC and known areas of Sabellaria reefs. The ECoW should ensure that all personnel working on site can recognise Sabellaria reefs and all habitats are avoided, and not impacted by the works.
- Measures to ensure the ECoW will check for the presence of qualifying bird species associated with the above designated sites before any works within that location take place. The ECoW should also inform personnel on site prior to and during the construction works, about the ecological sensitivities of the site and qualifying species and habitats they rely on.
- Measures to ensure the ECoW will check for the presence of nesting ringed plover during their breeding season (March to August inclusive) prior to the commencement of any works, to identify nesting patterns and to establish buffer zones around any active nest sites if required.
- Measure to ensure the ECoW will check the area for qualifying species of the designated sites before any beach recycling works are carried out.
- The erection of information boards, to be installed during the construction and operational phases of the scheme which highlight the ecological sensitivities of the coastal frontage and designated sites. The full Management Plan (to be agreed with the local planning authority prior to reinstatement of the scheme) shall include and specify the provision to be made for the following:
 - Long-term management plans for re-created and enhanced habitats.

The proposed construction works shall be carried out in accordance with the approved Landscaping and Habitats Management & Monitoring Plan.

Reason: To help alleviate potential impacts on ecological receptors, in accordance with Policy CDMP1 and CDMP4 of the Local Plan (2023)

8. Prior to the commencement of any beach recycling operations, a Landscaping and Habitats Management & Monitoring Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include and specify the provision to be made for the following:
 - The restriction of the beach recycling area to the previously licensed extraction area, to ensure there is no impact from the beach recycling works to the nearby Sabellaria reef habitat.
 - Details relating to timing restrictions to ensure beach recycling activities does not take place within the designated sites within one hour of high-tide, when the area available for the qualifying birds to roost or forage is greatly diminished.
 - A Beach Management Plan to include a monitoring plan of the beach

and dune extent. The Beach Management Plan should include details on monitoring of the dune extent following the construction of the scheme. The plan should include triggers and identify when management is needed, including a clear action plan for addressing any potential changes in habitat and likely causes.

- Beach reprofiling (If beach recycling works are required) to reduce the risk of draw down. This is to ensure the stability of the wider dune system.

- A Method Statement giving details of the measures to be taken to control the spread of invasive plant species The proposed construction works shall be carried out in accordance with the approved Beach Management Plan

Reason: To help alleviate potential impacts on ecological receptors, in accordance with Policy CDMP1 and CDMP4 of the Local Plan (2023)

9. Within 2 months of the siting of the site compounds should they not be connected to mains foul and surface water drainage, an alternative drainage scheme which shall include a timetable for installation shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall then be installed in accordance with the approved details. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details for the duration of the site offices and welfare facilities being in use.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, and to prevent an undue increase in surface water run-off to reduce the risk of flooding in accordance with Policies CDMP2 and CDMP3 of the Adopted Wyre Local Plan and the National Planning Policy Framework.

10. The use of the land at Jubilee Gardens and at Rossall Point Car Park for the site compounds shall be for use in association with the construction of the coastal defence beach management scheme incorporating a revetment system and beach control structure hereby approved, and within 6 months following completion of these permanent works, these compounds shall be removed and the land restored to its former condition, unless an alternative timetable for restoring the sites or alternative landscape/habitat creation areas is granted express planning permission by the Local Planning Authority.

The meeting started at 2.00 pm and finished at 3.00 pm.

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