



## Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 2 May 2018 at the Civic Centre, Poulton-le-Fylde.

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### **Planning Committee members present:**

Councillors Ian Amos, Rita Amos, Lady Dulcie M Atkins, Howard Ballard, Ron Greenhough, Graham Holden, Tom Ingham, Terry Lees, Paul Moon, Phil Orme and Cheryl Raynor

### **Apologies:**

Councillor(s) Emma Ellison, Ron Shewan and Evelyn Stephenson

### **Other councillors present:**

None

### **Officers present:**

David Thow – Head of Planning Services  
Lyndsey Hayes – Development Manager  
Lucy Embery – Senior Planning Officer  
Carmel White – Solicitor  
Carole Leary – Democratic Services Officer

17 members of the public were present at the start of the meeting.

The press were not present.

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### **PA.1      Declarations of Interest**

None.

### **PA.2      Confirmation of Minutes**

The minutes of the Planning Committee meeting held on Wednesday 4 April, 2018 were confirmed as a correct record.

### **PA.3      Apology from Cllr E Stephenson**

Cllr E Stephenson agreed that an apology as set out on the Planning Agenda for her comments at the Planning Committee meeting on 5 July 2017, would be put before the Committee.

## **Resolved**

That the apology be noted.

### **PA.4 Appeals**

The Head of Planning Services submitted a report on appeals lodged and decided between 15 March 2018 and 15 April 2018.

## **Resolved**

That the position regarding the appeals, as set out on pages 1 – 14 of the report be read and noted and that any Member requiring any further details or clarification on any Appeal, should contact the relevant Case Officer.

### **PA.5 Planning Applications**

The Head of Planning Services submitted applications and reports to be considered:-

17/00177/FULMAJ – Former LCC Depot, Green Lane West, Garstang, Lancashire

17/00210/FUL – Former District Council Depot, Green Lane West, Garstang, Lancashire

17/01176/FULMAJ – Conway, Lancaster Road, Cabus, Preston, Lancashire, PR3 1NL

18/00037/FUL – Acresfield, 9 Garstang Bypass Road, Garstang, Preston, Lancashire, PR3 1PH

17/00980/OUT – Land at Occupation Lane, South of Grange Lane, Stalmine, Lancashire

The Head of Planning Services also submitted 'update sheets' on all the above Items (01, 02, 03, 04 & 05) of the agenda, referring to additional information to the reports since the agenda had been published.

#### **a) Applications Approved**

**RESOLVED** that the undermentioned applications be **APPROVED** under the provisions of the Town and Country Planning Act 1990, as set out below:

### **PA.6 Item 01 - Former LCC Depot, Garstang**

#### **17/00177/FULMAJ**

Garstang Truck Bodies. Erection of eight new B2 units (following demolition of existing units). Former LCC Depot, Green Lane West, Garstang,

Lancashire.

The application had already been before the Committee for consideration at the request of Councillor Lady Atkins and Members had already had the benefit of a site visit on 7 March 2018. At that meeting the application was deferred without debate to enable re-consideration of the proposal by Wyre Council's Environmental Health officers.

The application was approved as per the recommendation in the report of the Head of Planning Services as updated; that planning permission be granted subject to the following conditions:

**Conditions and Reasons: -**

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 27th February 2017 including the following plans/documents:

- ML/JG/5622 (As proposed site plan) received by the Local Planning Authority on 29th March 2018,
- ML/JG/5621 (Elevations as proposed) received by the Local Planning Authority on 29th March 2018,
- Site Location Plan received by the Local Planning Authority on 24th February 2017.

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. The development shall be carried out using those materials specified on the approved plans and application form received by the Local Planning Authority on

Reason: To safeguard the visual amenities of the locality and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

4. Prior to use of any B2 unit hereby permitted for the purposes of food storage or food processing, an odour management plan (OMP) shall be submitted and agreed in writing by the LPA, and shall be implemented thereafter. The OMP shall include odour control measures for the delivery, storage and processing of food, and the disposal of food waste and

associated material. The OMP shall be designed and implemented such that odour from food or food waste is not detectable outside the development boundary.

Reason: In order to minimise odour emanating from the operation and maintenance of the units, in the interests of protecting the amenity of nearby residents, in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan 1999 and the NPPF.

5. The rating levels for cumulative noise from the development shall not exceed the existing background level (LA90) at the nearest noise sensitive premises, as assessed in accordance with British Standard 4142: 2014 Methods for rating and assessing industrial and commercial sound. Alternative levels and monitoring locations may be used subject to the prior written agreement of the Local Planning Authority.

Reason: To avoid demonstrable harm to the amenities of the surrounding area in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan 1999.

6. The Maximum Instantaneous Noise Levels (LAFmax) from the development shall not exceed 60 dB (A) evening (19:00 - 23:00) and night-time (23:00 - 07:00) at the façade of the nearest noise sensitive premises. Alternative levels and monitoring locations may be used subject to the prior written agreement of the Local Planning Authority. The evening standard LAFmax will only apply where evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence (several times per hour).

Reason: To avoid demonstrable harm to the amenities of the surrounding area in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan 1999.

7. The operation of the development shall be restricted to the hours of 07.00 to 18.00, Monday to Friday, 07.00 to 13.00 on Saturdays. The development shall not operate at any time on Sundays, Bank Holidays and Public Holidays.

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with Policy SP14 of the adopted Wyre Borough Local Plan (July 1999).

8. There shall be no deliveries or collections of goods (including waste) to or from the development outside the hours of 07.00 to 18.00, Monday to Friday, 07.00 to 13.00 on Saturdays, and there shall be no deliveries at any time on Sundays, Bank Holidays and Public Holidays. This shall include that no delivery or collection vehicle shall enter the development site outside of these hours.

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with the provisions of Policy

SP14 of the adopted Wyre Borough Local Plan (July 1999).

9. No development shall commence (including any demolition works), until a site specific Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan shall include, but not be limited to:

- Procedures for maintaining good public relations, including complaint management, public consultation and liaison
- Arrangements for liaison with the Council's Environmental Protection Team
- The intended hours of work. It should be noted that the standard permitted hours of operation expected in relation to all works and ancillary operations (including deliveries to and removal of plant, equipment, machinery and waste), which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, are :
  - Between 08.00 hours and 18:00 hours, Monday to Friday
  - Between 08.00 hours and 13:00 hours on Saturdays
  - At no time on Sundays and Bank and Public Holidays
- Measures for controlling and monitoring:
  - Noise and vibration
  - Dust and air borne pollutants having regard to the location of nearby sensitive receptors and industry best practice
  - Measures for controlling the use of site lighting whether required for safe working or security purposes
- Procedures for emergency deviation of any agreed element within the Plan
- The approved plan shall be strictly adhered to throughout the demolition/construction period, unless otherwise permitted by the Local Planning Authority in writing.

Reason: This information is required prior to commencement to ensure that the preparation and construction phases through to the completion of the development do not adversely affect the amenity of the area or local residents in accordance with the National Planning Policy Framework.

10. Prior to commencement of the development, an Artificial Lighting Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the lighting will be installed in accordance with the standards for 'Environmental Zone E3' as described within the Institute of Lighting Professionals' Guidance for the Reduction of Obtrusive Light, GN01:2011' in that the light intrusion into the windows of any nearby sensitive premises from the development shall not exceed 10 Lux before 23.00, and 2 lux after 23.00. All artificial lighting to the development, (including fixed flood lighting to buildings and vehicle parking areas), shall be designed such that it is not intrusive to nearby sensitive premises.

Reason: This information is required prior to commencement for the avoidance of doubt and to ensure that any external lighting installations do not cause harm to neighbouring residential amenity in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan 1999.

11. 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).

12. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with the policy principles of the NPPF.

13. Prior to the commencement of development, details of the foul and surface water drainage schemes (inclusive of how the schemes shall be maintained and managed after completion) shall be submitted to and approved in writing by the local planning authority.

The foul and surface water drainage schemes shall provide details of measures required to mitigate any risks to groundwater and public water supply from the development.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: This information is required prior to commencement to promote sustainable development, secure proper foul and surface water drainage and to manage the risk of flooding and pollution, in particular to groundwater and public water supply. The site lies within a Groundwater Source Protection Zone 2 for a nearby public water supply abstraction, and as such the site is considered to be particularly sensitive to the input of pollutants at the surface. This condition is imposed in accordance with Policies ENV16 and ENV17 of the Adopted Wyre Borough Plan 1999, the NPPF and NPPG.

14. No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change - see EA advice <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters,

including watercourses, and details of flood levels in AOD;

- b) The drainage scheme should demonstrate that surface water run-off must not exceed the existing pre-development runoff rate for the corresponding rainfall event and must not exceed 15.5 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required on or off-site to ensure the adequate discharge of surface water without causing flooding or pollution (which should include the refurbishment or removal of any existing watercourses, culverts, headwalls or unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing where applicable;
- f) Site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that surface water can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development and to ensure that water quality is not detrimentally impacted by the development proposal, in accordance with Policies ENV16 and ENV17 of the Adopted Wyre Borough Plan 1999, and the policy provisions of the NPPF.

15. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) arrangements concerning appropriate funding mechanisms for its 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 plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved buildings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

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 Policies ENV16 and ENV17 of the Adopted Wyre Borough Plan 1999, and the policy provisions of the NPPF.

16. 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 potential for contamination must be addressed in order to safeguard the development in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

17. No part of the development hereby approved shall be occupied or opened for trading until the pedestrian access tying into the existing footway on Green Lane West (and requiring the removal of existing fencing as shown on plan ML/JG/5622) has been constructed and is available for use.

Reason: To separate pedestrian and vehicle movements at the site access in the interests of highway safety.

18. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan ML/JG/5622, before the use of the premises hereby permitted becomes operative.



Reason: To allow for the effective use of the parking areas and provide a safe pedestrian route through the car park.

19. Prior to the first occupation of each unit within the development hereby permitted, full details of the provision for and location of bin storage and details of waste collection for that unit, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: For the avoidance of doubt, to ensure that bin storage would not interfere with any public footway or cause harm to pedestrian safety, and to ensure that the units would be provided with sufficient provision for waste storage and collection, and that the proposal would fulfil the requirements of the National Planning Policy for Waste.

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.

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 larger 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.

**Notes: -**

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and

supervision of the works. The applicant should be advised to contact Lancashire County Council in the first instance to ascertain the details of such an agreement and the information to be provided.

**PA.7      Item 02 - Former District Council Depot, Garstang**

**17/00210/FUL**

Messrs Pugh. Erection of two industrial units (1no. unit for B2 Use and 1no. unit for B1/B8 use). Former District Council Depot, Green Lane West, Garstang, Lancashire.

The application had already been before the Committee for consideration at the request of Councillor Lady Atkins and Members had already had the benefit of a site visit on 7 March 2018. At that meeting the application was deferred without debate to enable re-consideration of the proposal by Wyre Council's Environmental Health officers, including a re-consideration of the internal layout of the meat processing unit.

A Cabus Parish Councillor spoke to the committee objecting to the application.

The application was approved as per the recommendation in the report of the Head of Planning Services as updated; that planning permission be granted subject to the following conditions:

**Conditions and Reasons: -**

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 10th March 2017 including the following plans/documents:

- ML/JG/5622 (As proposed site plan) received by the Local Planning Authority on 13th February 2018,
- ML/RP/5630 Rev B (Elevations as proposed) received by the Local Planning Authority on 29th March 2018,
- Site Location Plan received by the Local Planning Authority on 13th March 2017.

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. The development shall be carried out using those materials specified on the application form received by the Local Planning Authority on 9th March 2017.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

4. Prior to first use of the development for the purposes of raw meat processing, an odour management plan (OMP) shall be submitted to and agreed in writing by the LPA and be implemented thereafter. The OMP shall include odour control measures for the delivery, storage and processing of raw meat, and the disposal of meat waste and associated material. The OMP shall be designed and implemented such that odour is not detectable outside the development boundary.

Reason: In order to minimise odour emanating from the operation and maintenance of the units, in the interests of protecting the amenity of nearby residents, in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan 1999 and the NPPF.

5. The rating levels for cumulative noise from the development shall not exceed the existing background level (LA90) at the nearest noise sensitive premises, as assessed in accordance with British Standard 4142: 2014 Methods for rating and assessing industrial and commercial sound. Alternative levels and monitoring locations may be used subject to the prior written agreement of the Local Planning Authority.

Reason: To avoid demonstrable harm to the amenities of the surrounding area in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan 1999.

6. The Maximum Instantaneous Noise Levels (LAFmax) from the development shall not exceed 60 dB (A) evening (19:00 - 23:00) and night-time (23:00 - 07:00) at the façade of the nearest noise sensitive premises. Alternative levels and monitoring locations may be used subject to the prior written agreement of the Local Planning Authority. The evening standard LAFmax will only apply where evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence (several times per hour).

Reason: To avoid demonstrable harm to the amenities of the surrounding area in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan 1999.

7. The operation of the development shall be restricted to the hours of 07.00 to 18.00, Monday to Friday, 07.00 to 13.00 on Saturdays. The development shall not operate at any time on Sundays, Bank Holidays and Public Holidays.

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with Policy SP14 of the adopted Wyre Borough Local Plan (July 1999).

8. There shall be no deliveries or collections of goods (including waste) to or from the development outside the hours of 07.00 to 18.00, Monday to Friday, 07.00 to 13.00 on Saturdays, and there shall be no deliveries at any time on Sundays, Bank Holidays and Public Holidays. This shall include that no delivery or collection vehicle shall enter the development site outside of these hours.

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with the provisions of Policy SP14 of the adopted Wyre Borough Local Plan (July 1999).

9. No development shall commence (including any demolition works), until a site specific Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan shall include, but not be limited to:

- Procedures for maintaining good public relations, including complaint management, public consultation and liaison
- Arrangements for liaison with the Council's Environmental Protection Team
- The intended hours of work. It should be noted that the standard permitted hours of operation expected in relation to all works and ancillary operations (including deliveries to and removal of plant, equipment, machinery and waste ), which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, are :
  - Between 08.00 hours and 18:00 hours, Monday to Friday
  - Between 08.00 hours and 13:00 hours on Saturdays
  - At no time on Sundays and Bank and Public Holidays
  - Measures for controlling and monitoring:
    - Noise and vibration
    - Dust and air borne pollutants having regard to the location of nearby sensitive receptors and industry best practice
  - Measures for controlling the use of site lighting whether required for safe working or security purposes
  - Procedures for emergency deviation of any agreed element within the Plan

The approved plan shall be strictly adhered to throughout the demolition/construction period, unless otherwise permitted by the Local Planning Authority in writing.

Reason: This information is required prior to commencement to ensure that the preparation and construction phases through to the completion of the

development do not adversely affect the amenity of the area or local residents in accordance with the National Planning Policy Framework.

10. Prior to commencement of the development, an Artificial Lighting Assessment shall be submitted to and approved in writing by the Local Planning Authority. Artificial lighting to the development, for example, fixed flood lighting to buildings and vehicle parking areas, shall be designed such that it is not intrusive to nearby sensitive premises. The assessment shall demonstrate that the lighting will be installed in accordance with the standards for 'Environmental Zone E3' as described within the Institute of Lighting Professionals' Guidance for the Reduction of Obtrusive Light, GN01:2011' in that the light intrusion into the windows of any nearby sensitive premises from the development shall not exceed 10 Lux before 23.00, and 2 lux after 23.00.

Reason: This information is required prior to commencement for the avoidance of doubt and to ensure that any external lighting installations do not cause harm to neighbouring residential amenity in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan 1999.

11. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

12. Prior to the commencement of development, details of the foul and surface water drainage schemes (inclusive of how the schemes shall be maintained and managed after completion) shall be submitted to and approved in writing by the local planning authority. The foul and surface water drainage schemes shall provide details of measures required to mitigate any risks to groundwater and public water supply from the development.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. The site lies within a Groundwater Source Protection Zone 2 for a nearby public water supply abstraction, and as such the site is considered to be particularly sensitive to the input of pollutants at the surface.

13. 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 potential for contamination must be addressed in order to safeguard the development in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

14. No development shall take place until full details of both hard and soft landscaping works to the north and east boundaries of the site 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), hard surfaced areas and materials, 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 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). The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development in the interests of the visual amenity of the area in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

15. No part of the development hereby approved shall be occupied or opened for trading until the pedestrian access tying into the existing footway on Green Lane West (and requiring the removal of existing fencing as shown on plan ML/JG/5622) has been constructed and is available for use.

Reason: To separate pedestrian and vehicle movements at the site access in the interests of highway safety.

16. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan ML/JG/5622, before the use of the premises hereby permitted becomes operative.

Reason: To allow for the effective use of the parking areas and provide a safe

pedestrian route through the car park.

17. Prior to the first occupation of each unit within the development hereby permitted, full details of the provision for and location of bin storage and details of waste collection for that unit, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: For the avoidance of doubt, to ensure that bin storage would not interfere with any public footway or cause harm to pedestrian safety, and to ensure that the units would be provided with sufficient provision for waste storage and collection, and that the proposal would fulfil the requirements of the National Planning Policy for Waste.

18. There shall be no use of machinery to process meat in association with the use of the building hereby permitted.

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with the provisions of Policy SP14 of the adopted Wyre Borough Local Plan (July 1999).

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).

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.

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.

**PA.8      Item 03 - Conway, Lancaster Road, Cabus**

**17/01176/FULMAJ**

Mr Stanley Cubbins & Mr Jonathan Cubbins. Change of use of land to travelling show people accommodation site and erection of storage and amenity building. Conway, Lancaster Road, Cabus, Preston, Lancashire, PR3 1NL.

This application was before the Planning Committee at the request of Councillor Lady Atkins. Committee Members had the benefit of a site visit before the public meeting, to enable Members to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

A Member of the Public and a Cabus Parish Councillor, spoke to the Committee, objecting to the application.

A Technical Advisor on behalf of the applicant, spoke to the Committee, supporting the application.

Concern was expressed regarding noise pollution if works for the service, maintenance, repair and testing of vehicles, fairground rides and equipment were to take place on Bank Holidays and Public Holidays.

The application was approved as per the recommendation in the report of the Head of Planning Services as updated and subject to the recommended conditions but with the addition of an additional restriction to condition 14 relating to Bank Holidays and Public Holidays as set out in full below :

**Conditions and Reasons: -**

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 19th December 2017 including the following plans/documents:

- Site Location Plan received 19th December 2017
- Proposed Redevelopment of Site plan dated 2nd March 2018 (and



- received 2nd March 2018) and associated Site Plan Key
- Proposed Repair/Storage Building received 19th December 2017
- Site Location Plan for Sections A-A and B-B received 30th January 2018
- Existing and Proposed Sections A-A and B-B received 30th January 2018

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. 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.

4. No part of the development shall be commenced until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

Reason: In order to ensure that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

5. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 4 has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.

Reason: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy.

7. 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 before any development takes place within the site and shall be further extend before any development commences fronting the new access road.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

8. Prior to the commencement of development a Traffic Management Plan (TMA) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMA shall include and specify the provisions to be made for the following:-

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing facilities;
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reason: To protect 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.

9. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

10. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards 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.

The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

11. 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).

12. No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: In order to ensure that nesting birds are not unacceptably affected, in accordance with the National Planning Policy Framework.

13. Notwithstanding the submitted plans, no development shall take place until full details of both hard and 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), hard surfaced areas and materials, planting plans specifications and schedules (including species and size of any tree planting, 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 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: The details are required to be approved prior to commencement of

development to ensure landscaping is implemented at an appropriate time during the development in the interests of the visual amenity of the area in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

14. Works for the service, maintenance, repair and testing of vehicles, fairground rides and equipment shall not take place outside the times between 0800 hours and 1800 hours on Mondays to Fridays nor at any time on Bank Holidays and Public Holidays.

Reason: To minimise the risk of noise pollution that may cause nuisance and harm the amenity and/or health of occupiers of nearby buildings, in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) and the National Planning Policy Framework.

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.

**Notes: -**

1. Environment Agency Informative: Only clean surface water from roofs and paved areas should be discharged to any watercourse or surface water.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking / servicing areas should be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Oil interceptor efficiency is enhanced by connecting any roof water in to the surface water system downstream of the interceptor. However, if the unit is sized accordingly, taking the area of roof drainage into account, then roof water may pass via the interceptor.

Materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to the oil storage regulations. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund.

The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

We advise that polluting materials and chemicals are stored in an area with sealed drainage.

We recommend the applicant/agent refers to the following pollution prevention guidance which is available on the GOV.UK website at <https://www.gov.uk/guidance/pollution-prevention-for-businesses>. This guidance covers the issues referred to above.

2. United Utilities Informative: According to United Utilities records there is an easement which is affected by the proposed development site which is in addition to our statutory rights for inspection, maintenance and repair. The easement dated 16/07/1959 under United Utilities Ref: F2144/F1916 and is 15 feet in width has restrictive covenants that must be adhered to. It the responsibility of the developer to obtain a copy of the document, available from United Utilities Legal Services or Land Registry and to comply with the provisions stated within the document. Under no circumstances should anything be stored, planted or erected on the easement width. Nor should anything occur that may affect the integrity of the pipe or United Utilities legal right to 24hr access. Water Comments: United Utilities water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991. The level of cover to the water mains and sewers must not be compromised either during or after construction. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

General Comments: It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact their Property Searches Team on [Property.Searches@uuplc.co.uk](mailto:Property.Searches@uuplc.co.uk) to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

**PA.9      Item 04 - Acresfield, Garstang Bypass Road, Garstang**

**18/00037/FUL**

Mr M Ward. Erection of building to form 7 apartments (following demolition of

existing dwelling). Acresfield, 9 Garstang Bypass Road, Garstang, Preston, Lancashire, PR3 1PH.

This application was before the Planning Committee at the request of Councillor Lady Atkins. Committee Members had the benefit of a site visit before the public meeting, to enable Members to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

The application was approved as per the recommendation in the report of the Head of Planning Services as updated; that planning permission be granted subject to the following conditions below:-

**Conditions and Reasons: -**

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 16th January 2018 including the following plans/documents:

- Site Location Plan
- 129.4.03 Hardworks Layout
- 129.4.02 Softworks Layout
- 1452/501A Site Layout and Roof Plan (received by the Local Planning Authority on 23rd March 2018)
- 1452/500G Floor Plans and Elevations (received by the Local Planning Authority on 5th April 2018).

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. Building work shall not commence on the building hereby approved until full details of the materials to be used in the construction of the external surfaces of the building (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 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.

4. 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: This information is required prior to commencement as 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).

5. No part of the development hereby approved shall commence until a scheme for the construction of the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority. The offsite highway works shall consist of the upgrading of the existing bus stops to Quality Bus Stop standards.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

6. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 5 has been constructed and completed in accordance with the scheme details.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/notes.

7. No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: In order to ensure that nesting birds are not unacceptably affected, in accordance with the National Planning Policy Framework.

8. The development hereby approved shall be implemented in full accordance with the Bat Survey submitted with the planning application [Bat

Survey at Acresfield, Garstang, by Envirotech, report reference 4108] including all the mitigation measures set out in Section 9 of that report.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981 and section 11 of the National Planning Policy Framework (March 2012).

9.

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).

10. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing C/0799-01, Rev - Dated 01/09/2017 which was prepared by Hamilton Technical Services. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 5 l/s. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with the National Planning Policy Framework.

**Notes: -**

1. County Highways Informative: The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves



the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council, in the first instance, to ascertain the details of such an agreement and the information to be provided.

**PA.10      Item 05 - Land at Occupation Lane, Stalmine**

**17/00980/OUT**

Mrs Hallam. Outline application for the erection of one detached dwelling with access, appearance, layout and scale applied for (with landscaping as a reserved matter) – Resubmission of app: 17/00533/OUT. Land at Occupation Lane, South of Grange Lane, Stalmine, Lancashire.

This application was before the Planning Committee at the request of Councillor Bowen. Committee Members had the benefit of a site visit before the public meeting, to enable Members to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

Due to unforeseen circumstances, both a Member of the Public and one of the Ward Councillors for Hambleton and Stamine were unable to attend. So Ward Councillor Robinson, spoke to the Committee on their behalf, by reading out their objections to the application.

The application was approved as per the recommendation in the report of the Head of Planning Services as updated; that planning permission be granted subject to the following conditions:

**Conditions and Reasons: -**

1. In the case of any reserved matter, namely, landscaping, of the development, 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 24.10.17 (unless otherwise stated) including the following plans/documents:

Design and Access Statement received 24.10.17

Site Location Plan received 24.10.17

Proposed Plan Dwg No. LF/JH/3217C received 24.10.17 (notwithstanding the extent of the road widening shown on this plan, full details of exact road widening arrangements to be agreed by condition 11)

Envirotech Ecological Appraisal (dated 01.03.17) received 30.10.17

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. The development shall be carried out using those materials specified on the approved application form.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

4. The development hereby approved shall be implemented in full accordance with the Ecological Appraisal submitted with the planning application Envirotech Ecology Appraisal (01.03.17) including all the mitigation measures set out in that report.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981 and section 11 of the National Planning Policy Framework (March 2012).

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).

6. For the avoidance of doubt the level of the new driveway shall be constructed 0.150m above the carriageway channel line of Occupation Lane.

Reason: To ensure the safe, efficient and convenient movement of all highway users, for the free flow of traffic, in accordance with Policy SP14 of

the Adopted Wyre Borough Local Plan (July 1999).

7. The visibility splays shown on plan reference LF/JH/3217C shall be provided prior to first occupation of the development 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 SP14 of the Adopted Wyre Borough Local Plan (July 1999).

8. Throughout the construction period (including demolition and/or site clearance), facilities by which means the wheels of vehicles may be cleaned before leaving the development site shall be provided and shall be retained.

Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials which could create a potential hazard to road users in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

9. Prior to any works commencing on site a Traffic Management Plan for the construction works shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the Management Plan shall include the following details:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant materials used in the construction of the development;
- storage of such plant materials;
- wheel washing facilities;
- periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify when trips of this nature should not be made)
- routes to be used by vehicles carrying plant and materials to and from the site;
- measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reason: In order to ensure that the integrity of the local highway network is maintained in the interests of road safety in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

10. The development hereby approved shall not be first occupied or brought into use until the parking and turning areas shown on the approved plan LF/JH/3217C has been laid out, surfaced and drained. The parking and 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 SP14 of the Adopted Wyre Borough Local Plan (July 1999).

11. Prior to the commencement of development a scheme for the construction of the site access and the off-site works of highway improvement namely, the widening of the carriageway (notwithstanding the detail shown on Proposed Plan Dwg No. LF/JH/3217C) and turning head works, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The site access and off-site works of highway improvement shall be constructed and completed in accordance with the approved scheme details prior to first occupation of the development.

No part of the approved development shall be occupied until a scheme for the construction of the site access and off site highways works have been completed in accordance with the details approved by the Local Planning Authority.

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

12. Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, 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 the National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national guidance / standards, 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.

No part of the development shall be occupied or brought into first use until the drainage works 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 and to prevent an undue increase in surface water run-off to reduce the risk of flooding in accordance with Policy ENV15 of the Adopted Wyre Borough Local Plan (July 1999) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services.

13. 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 saved policies SP14 and ENV7 of the Adopted Wyre Borough Local Plan (July 1999). The details are required to be approved prior to commencement of development to ensure timely tree protection measures are in.

The meeting started at 2.00 pm and finished at 3.03 pm.

**Date of Publication:** Monday 14 May, 2018