

Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 5 September 2018 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors Rita Amos, Ian Amos, Sue Catterall, Lady Dulcie M Atkins, Howard Ballard, Emma Ellison, Graham Holden, Tom Ingham, Terry Lees, Paul Moon, Phil Orme and Ron Shewan

Apologies:

Councillor(s) Ron Greenhough and Cheryl Raynor

Other councillors present:

Councillor David Henderson

Officers present:

Lyndsey Hayes, Planning Development Manager
Karl Glover, Senior Planning Officer
Carmel White, Solicitor
Carole Leary, Democratic Services Officer

One member of the public attended the meeting.

No press were present at the meeting.

PA.22 Declarations of Interest

None.

PA.23 Confirmation of Minutes

The minutes of the Planning Committee meeting held on Wednesday 1 August, 2018 were confirmed as a correct record.

PA.24 Appeals

The Head of Planning Services submitted a report on appeals lodged and decided between 15 July 2018 – 15 August 2018.

Resolved

That the position regarding the appeals, as set out on pages 1 – 2 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.25 Planning Applications

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

18/00614/FULMAJ – Land at the corner of Breck Road and Station Road, Poulton-Le-Fylde.

An Update sheet with additional information was issued, since the Agenda was published, for Application Number 18/00614/FULMAJ – Land at the corner of Breck Road and Station Road, Poulton-Le-Fylde, Lancashire.

Within the Update sheet, it showed that since the publication of the Planning Committee Agenda, the Agent had challenged the requirement for planning contributions towards Education and Affordable housing. In doing so, the Agent has requested that the application be deferred, to allow a viability report to be prepared.

Report of the Head of Planning Services on a planning application to be determined at this meeting

a) Application Approved

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

Item 1 – Land at the Corner of Breck Road and Station Road, Poulton-Le-Fylde, Lancashire

Application Number 18/00614/FULMAJ

Singleton and Smart. Retrospective application for the demolition of former Public House and the erection of a three storey and part two storey apartment block (12 apartments) including associated access/parking provision and a cycle store. Land at the corner of Breck Road and Station Road, Poulton-Le-Fylde, Lancashire.

This application was before Members at the request of Councillor Henderson; with a previous application for development on this site, having been previously presented to the Planning Committee for determination.

Committee Members had the benefit of a site visit before the public meeting, to help Members understand how the proposed apartments would sit within their surroundings, including the relationship to neighbouring properties.

The Committee gave consideration to the Update sheet with additional information on, including the request for the application to be deferred by the Agent and also an Amendment included, to Condition 10.

Resolved that a decision be made at the meeting and not for the application to be deferred, there being no evidential support for the request.

Councillor Henderson, councillor for Breck ward spoke to the Committee about the application.

The application was approved as per the recommendation in the report of the Head of Planning Services, that planning permission be granted subject to conditions, including the amended Condition 10, and an S106 legal agreement to secure appropriate financial contributions towards Local Education and Affordable Housing. That the Head of Planning Services be authorised to issue the decision on the satisfactory completion of the S106 Agreement.

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 28/06/2018 including the following plans:

- Proposed Elevations (Revised) Drawing Number: A009/040/P/02 Revision T
- Floor Layout (Revised) Drawing Number: A009/040/P/03 Revision R
- Site Layout/Street Scene Drawing Number: A009/040/P/01 Revision P
- Existing Site Layout Drawing Number: A009/040/S/01 Revision C
- Existing Floor Plans Drawing Number: A009/040/S/02 Revision B
- Existing Floor Layout Drawing Number: A009/040/S/02 Revision A
- Site Location Plan Scale 1:1250
- Hard and Soft Landscaping Drawing Number A009/040/100
- Drainage Details Drawing Number A009/040/061
- Drainage Layout Drawing Number A009/040/060

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 development shall be commenced until:

(a) A methodology for site investigation has been submitted to and approved in writing by the Local Planning Authority.

(b) A site investigation has been undertaken strictly in accordance with the agreed methodology and a risk assessment of the findings submitted for approval by the Local Planning Authority, together (where appropriate) with a detailed remediation strategy.

(c) Remediation of the site has been undertaken strictly in accordance with the remediation strategy and a validation report has been submitted for approval in writing, confirming full implementation of the agreed remediation scheme.

Any changes to the agreed elements require the prior written consent of the Local Planning Authority.

Reason: The development is for a sensitive land 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).

4. No development shall take place until samples of all the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To ensure that the materials have a satisfactory appearance and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

5. No first occupation or use of the development hereby approved shall occur until all of the windows on the south western elevation have been fitted with obscure glazing equivalent to Grade Level 5 (most obscure) and these shall be maintained and retained thereafter. All windows in the south western elevation except the bedroom window at first floor (as shown on approved plan number A009/040/P/02 Rev T) shall be installed as non-opening prior to first occupation or use of that room and maintained and retained thereafter as such. Any subsequent repaired or replacement windows shall be installed as non-opening and with glazing to the same level of obscurity.

Reason: To protect the amenity of the occupants of the nearby residential properties.

6. The landscaping works shall be carried out in accordance with the approved details (Drawing Number Hard and Soft Landscaping Ref A009/040/100) prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 11 of the National Planning Policy Framework.

7. Prior to first occupation of the development hereby approved all windows on the Breck Road and Station Road elevations shall be installed as recommended in the conclusions and recommendations of the Noise Assessment submitted as part of the application received on 28/06/2018. Any alternatives to the recommendations proposed shall be agreed in writing with the Local Planning Authority.

Reason: To protect the residential amenity of future occupiers of the flats hereby approved.

8. Prior to commencement of built development on site, details of the form and design of the windows (including sectional details of the stiles, rails and glazing bars) shall be submitted to and agreed in writing by the Local Planning Authority. This condition relates to the windows in the Breck Road and Station Road elevations of the proposed development, which shall be of a sliding sash design, constructed of timber and supported on cords and weights (not spring balances), and shall be set in a reveal of 4 inches (100mm). The development shall be carried out in accordance with the approved details and retained and maintained thereafter. After installation, only the agreed type of window shall be subsequently refitted as a repair or replacement.

Reason: To preserve or enhance the appearance of the building or the area in which it is situated in accordance with Policy SP14 and ENV9 of the adopted Wyre Borough Local Plan (July 1999).

9. Prior to the first occupation of the development hereby approved, the vehicular access and parking / manoeuvring areas shall be laid out and surfaced or paved in accordance with the approved layout scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The approved parking spaces/ manoeuvring areas shall thereafter not be used other than for the parking of private motor vehicles.

Reason: To prevent loose surface materials from being carried on to the public highway thus causing a potential source of danger to other road users, and to allow for the effective use of the parking areas and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

10. The existing access into the development site shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Specification for Construction of Estate Roads prior to the first occupation of any part of the development hereby approved.

Reason: To limit the number of access points and to maintain the proper construction of the highway in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

11. No part of the development shall be first occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme (as per Drainage Layout Plans Drawing Number A009/040/060 & Drainage Layout Details Drawing Number A009/040/061). 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.

12. Prior to commencement of the development, a scheme for the design and future maintenance of a mechanical ventilation system to all habitable rooms to the ground and first floors fronting onto Station Road, to give the occupants of these rooms the option of mechanical ventilation which will allow for air to be drawn from a suitable location within the development boundary, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall subsequently be carried out in accordance with the agreed details and thereafter maintained and retained.

Reason: To safeguard the amenity of the future occupants of the development and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

Notes: -

1. The applicant should be aware that the decision is subject to a separate legal agreement.

2. Due to the proximity of the site to a Major Accident Hazard Pipeline and a Low Pressure Gas main, the applicant/developer is advised to contact National Grids Plant Protection Team on 0800 688 588 or e-mail address plantprotection@cadentgas.com prior to any development commencing including demolition works.

PA.26 Wyre Borough Council Tree Preservation Order No 6 of 2018 - Land adjacent to No 57 Oldfield Carr Lane, Poulton le Fylde, FY6 8EN

The Service Director People and Places submitted a report to the Committee, asking that it consider the objection to and determine whether to confirm the making of Wyre Borough Council Tree Preservation Order No 6 of 2018 – Land adjacent to No 57 Oldfield Carr Lane, Poulton-Le-Fylde, FY6 8EN. Members considered the matter, having had the benefit of viewing the site and its setting before the public meeting, to understand the site and its setting beyond the plans submitted and the photos taken by the Case Officer.

RESOLVED

That the Wyre Borough Council Tree Preservation Order No 6 of 2018 – Land adjacent to No 57 Oldfield Carr Lane, Poulton-Le-Fylde, FY6 8EN be confirmed without modification, as per the recommendation in the report of The Service Director People and Places.

PA.27 Wyre Borough Council Tree Preservation Order No 8 of 2018 - Land at Brock, Bilsborrow, PR3 0RD

The Service Director People and Places submitted a report to the Committee, asking that it consider the objection to and determine whether to confirm the making of Wyre Borough Council Tree Preservation Order No 8 of 2018 – Land at Brock, Bilsborrow, PR3 0RD. Members considered the matter, having had the benefit of viewing the site and its setting before the public meeting, to understand the site and its setting beyond the plans submitted and the photos taken by the Case Officer.

RESOLVED

That the Wyre Borough Council Tree Preservation Order No 8 of 2018 – Land at Brock, Bilsborrow, PR3 0RD be confirmed without modification, as per the recommendation in the report of The Service Director People and Places.

The meeting started at 2.00 pm and finished at 2.35 pm.

Date of Publication: Friday 14 September, 2018