

Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 7 June 2023 at the Council Chamber - Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors Rendell, Lady D Atkins, Amos, Catterall, Fielding, Higginson, Kay, Livesey, Preston, Raynor, Rimmer and Stirzaker

Officers present:

George Ratcliffe, Assistant Democratic Services Officer
Karl Glover, Development Manager
Carmel White, Solicitor
Steve Smith, Head of Planning and Regeneration
Amy Collier, Corporate Apprentice

Nine members of the public attended the meeting.

PA.1 Election of Chair

Agreed that Councillor Richard Rendell be appointed Chair of the Planning Committee for the municipal year 2023/24.

PA.2 Election of Vice Chair

Councillor Lady Dulcie Atkins was nominated for Vice Chair.

Councillor Cheryl Raynor was nominated for Vice Chair.

Following a vote it was **agreed** that Councillor Lady Dulcie Atkins be appointed Vice Chair of the Planning Committee for the municipal year 2023/24.

PA.3 Declarations of interest

Councillor Amos declared an Other Significant Interest on Item A (22/00762/FULMAJ) as his property adjoined the site and he felt his participation may give rise to the perception of a conflict of interest and/or was likely to prejudice his judgement. Therefore he left the room before the item was being discussed and had no involvement in the decision making.

Councillor Kay declared a Non-Pecuniary Interest on Item A (22/00762/FULMAJ) as she was the ward and county councillor.

PA.4 Confirmation of minutes

The minutes of the meeting of the Planning Committee held on the 26 April 2023 were **approved** as a correct record.

PA.5 Appeals

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

PA.6 Planning applications

PA.7 Application A - Land North Of Bourne Way Fleetwood Road North Thornton Cleveleys 22/00762/FULMAJ

Councillor Amos left the room.

The application was before members for determination for a second time after being deferred at a previous meeting to allow for further consideration of the layout, highway impacts and education matters by both Lancashire County Council (LCC) and the applicant.

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

An update sheet was published on the council's website, the information only having become available after the original agenda was published. An updated response from Lancashire County Council was requested regarding school places. They have confirmed that an education contribution was not required in regards to this development. There had also been some amendments to the conditions after receiving one additional plan.

The Planning Development Manager confirmed that after further inspection of the submitted levels and sections plan, the levels could be incorrectly shown. Following the site visit and looking at additional photos, he explained that the existing levels gradually slope away from the rear gardens which is contrary to the sections plan. The Planning Development Manager proposed to update the conditions with an amendment to condition 2 and the addition of 2 additional conditions.

The Planning Development Manager introduced the application. He stated that the site is a residential housing allocation under Policy SA1/3 of the Wyre Local Plan for a minimum of 153 dwellings.

With regards to the revised layout plan, the Planning Development Manager

clarified that the application was reduced from 160 dwellings to 158. He explained that the properties had been moved further away from the boundary to improve the relationship with adjacent existing properties located on Bluebell Close. The amended layout exceeded the Council's usual requirements for separation and interface distances and was considered to avoid any harmful overlooking, overbearing or overshadowing impacts.

In relation to highway matters, the Planning Development Manager explained that LCC Highways were satisfied that the scope of Travel Plan (TP) and Transport Assessment (TA) was sufficient for the purposes of the application and likely impacts. They had also confirmed that the TA covered trip rates, committed developments and the growth of traffic over future years, which was in line with LCC Highways expectations for a TA. LCC Highways had also confirmed that the parking provision would meet with the parking standards set out in the Wyre Local Plan and would avoid any significant on-street parking issues.

The Planning Development Manager mentioned that because the application was reduced from 160 dwellings to 158, the number of affordable housing units had reduced from 48 to 47. He highlighted that the changes in numbers were policy compliant and equated to 30% and therefore would meet the requirements of Policy HP3.

With regard to the pumping station, the Planning Development Manager explained that the applicant had confirmed that direct access from a turning head was required, and the facility should be installed at the same level of the existing ground. The applicant had advised that the proposed location provided a relatively level platform and given the land level was lower elsewhere in the site, the pumping station needed to be to the western edge of the site. The applicant had confirmed that surface water within the site will be drained to the new underground surface water pipe network which takes flows to the storage basins as per the drainage strategy. It would then be discharged at a controlled rate to the two existing watercourses. He highlighted that the applicant proposed to introduce swales and shallow ditches within the open space adjacent to the existing western boundary which would assist in reducing pre-existing surface water run-off and flood risk.

In relation to education, the Planning Development Manager said that LCC Education confirmed that following an amendment to the forecast, this resulted in change to the assessment requirements and as such there was no longer an education contribution required for the proposed development.

Sheryl Corcoran spoke in objection to the application.

Wayne Weight spoke in objection to the application.

John Matthews, acting as the applicant, spoke in favour of the application.

Councillors Kay, Higginson, Fielding, Lady Atkins, Rimmer and Stirzaker asked questions of the speaker.

The Head of Planning and Regeneration responded to the questions and concerns raised by the public speaking. He explained that the majority of concerns were covered by conditions. With regards to drainage matters, he highlighted that the policy CDMP2 in the Wyre Local Plan encouraged the use of swales as part of the sustainable drainage systems (SuDS). He confirmed that the members were now considering the amended recommendation of 13.1 after the removal of three plans from condition 2 and the two additional conditions which related to levels and boundary treatment.

Councillors raised the following questions/concerns over:

- Land adjacent to Bluebell Close and Trefoil Close
- Height of the new houses
- Land overlooking
- Swales
- Flooding
- Highway safety
- Pedestrian lights
- Impact to existing residents
- Retaining wall and fence
- Increase in congestion

The Head of Planning and Regeneration responded to the questions and concerns raised by members. In relation to flooding and highways, he explained that it was not the applicant's responsibility to resolve existing problems but to mitigate the impact of the proposed development only. He also clarified that the applicant was not putting in a retaining wall or fence on the boundary but instead reprofiling the land.

Following discussion and a proposal by Councillor Catterall, seconded by Councillor Raynor, it was resolved to grant full planning permission subject to conditions, with an amendment to condition 2 (approved plans condition) to omit *Planning Layout Drawing 102 Rev L dated 12th December, Sections Through west Boundary Drawing number 102-2 Rev C received 23rd March 2023, Section Through Eastern boundary Drawing number 102-1A received 9th January* and the addition of 2 conditions (24-25) to secure full details of existing and proposed ground levels and full details of all proposed boundary treatments and subject to a S106 Legal Agreement to secure on-site Affordable Housing and on site Green Infrastructure provision and financial contributions towards health care, off site Green Infrastructure, highways safety improvements and Travel Plan. That the Head of Planning Services be authorised to issue the decision upon the satisfactory completion of the S106 agreement.

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 26.07.2022 including the following plans/documents:

Plans

- Site Location Plan Drg No.101;
- 1800mm High Brick Wall plan Drg No.F01;
- 1.8m High Acoustic Fence plan Drg.No.F014-1;
- 1200mm High Stock Proof Fence plan Drg No.F06;
- 1200mm High Entrance Wall plan Drg No.F01-2;
- 1800mm High Gated Fence Drg No.F02;
- Pumping Station Layout, received 8th December 2022;
- Pumping Station Kiosk, received 8th December 2022;
- Preliminary Drainage Layout Drg No.30536/100 Rev E, received 12th December 2022;
- Planning Layout Drg No.102 Rev N, received 23rd March 2023;

House Types

- Single garage plan Drg No.SG-P-01;
- Arnside House plan Drg No.AR-P-01;
- Bollington House plan Drg No.BL-P-01;
- Caton/Croston House plan Drg No.CA/CR-P-01;
- Croft House plan Drg No.CF-P-01;
- Cheadle House plan Drg No.CH-P-01;
- Culcheth House plan Drg No.CU-P-01;
- Edenfield House plan Drg.No.ED-P-01;
- Freckleton House plan Drg No.FE-P-01;
- Formby House plan Drg.No.FM-P-01;
- Frodsham House plan Drg.No.FR-P-01 Rev A, received 8th December 2022;
- Haigh House plan Drg.No.HA-P-01;
- Hartford Special House plan Drg.No.HTSP-P-01;
- Plumley House plan Drg.No.PL-P-01;
- Tarleton House plan Drg.No.TA-P-01;
- Willaston House plan Drg.No.WN-P-01;
- Kingsleigh Plus House Type Drg.No.KI-P-01, received 3rd November 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 development above ground level shall be commenced until details of

the materials to be used in the construction of the external surfaces of that dwelling (including the external walls, roof, and windows) have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

4. Prior to the commencement of development, 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.

The scheme 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 as set out within the Environment Agency's advice on Flood risk assessments: climate change allowances' or any subsequent replacement EA advice note), 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 floor levels in AOD;
- b) Demonstration that the surface water run-off would not exceed the pre-development greenfield runoff rate;
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;

- g) Details of water quality controls, where applicable.

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 first 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.

- 5. 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 NPPF.

6. No development shall commence until details of how surface water will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include as a minimum measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate. The development shall be constructed in accordance with the approved details.

Reasons: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere to ensure compliance with policy CDMP2 of the Wyre Local Plan.

7. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Ironside Farrar Ltd (Ref: 30536/SRG/FRA) including the mitigation measures and recommendations detailed within Chapter 8. The mitigation measures shall be fully implemented prior to first occupation of any dwelling 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 NPPF.

8. Prior to the commencement of development, a Biodiversity Enhancement Measures Scheme shall be submitted to and approved in writing by the Local Planning Authority, including a timetable for implementation. The approved scheme shall be carried out in accordance with the approved details and shall be retained thereafter.

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 NPPF.

9. Prior to commencement of development, a Reasonable Avoidance

Measures method statement for amphibians and mammals shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved document, including all the mitigation measures included.

Reason: To ensure compliance 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.

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 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.

12. 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).

13. The development shall incorporate suitable gas protection measures, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The measures shall include as a minimum: ventilation of confined spaces within the building, a ground slab of suitable construction, a low permeability gas membrane, minimum (ideally none) penetration of the ground slab by services, and passive ventilation to the underside of the building. The development shall be carried out in accordance with the approved scheme and thereafter be maintained and retained. Alternatively, prior to the commencement of development, a gas monitoring programme and risk assessment of the results shall be undertaken to demonstrate that the above protection measures are not required. The results shall be submitted to and approved in writing by the Local Planning Authority. Any gas monitoring programme must be carried out over a period of at least three months and include at least three readings where the atmospheric pressure is below 1000mb. Gas flow rates must also be provided.

Reason: The development is within 250m of a closed landfill site. Works are therefore required in the interests of public safety and in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

14. Prior to first occupation of any dwelling hereby approved, the off-site works of highway improvements listed below shall be carried out, unless an alternative timetable for implementation is submitted to and approved in writing by the Local Planning Authority:
- Introduction of tactile paving provision at the existing uncontrolled crossing points of the compact roundabout, with modifications to refuge islands where necessary;
 - Review of existing road markings and road signs with replacement/enhancements provided where necessary;
 - Provision of cycle lanes from the compact roundabout to the signalised crossroads of Bourne Road/Way and Fleetwood Road North.

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).

15. The visibility splays from the proposed new site access points as shown on approved Planning Layout Drg.No.102 Rev N shall be provided prior to first occupation of any dwelling served by that access point, 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).

16. No dwelling hereby approved shall be first occupied until the parking / turning area shown on the approved Planning Layout Drg.No.102 Rev N, as relating to that dwelling has been laid out, surfaced and drained. The parking / turning areas shall thereafter be retained and maintained and not used for any purpose other than for the parking and manoeuvring of vehicles without express planning consent from the local planning authority first being obtained.

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

17. An electric vehicle recharging (EVCP) scheme shall be submitted for all dwellings unless it is demonstrated that such provision of EVCP is not practical or due to 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).

18. 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 routing 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).

19. (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 (road base) level up to the entrance of the site compound before any other development takes place and shall be further extended before any development commences fronting the new estate road.
- (b) No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to those dwelling(s) have been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base (road base) level.

Reason: To ensure that satisfactory access is provided to the development site in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

20. No development shall take place until a programme of archaeological work and investigation (which shall include the timetable for the investigation) has been submitted to and approved in writing by the Local Planning Authority. The approved programme of archaeological work and investigation shall be carried out as approved.

Reason: Such a programme of archaeological work and investigation was not submitted with the application but is necessary prior to the commencement of development to ensure that any archaeological remains at the site are recorded and to ensure that there is an understanding of the significance of the heritage asset before it is lost, in accordance with policy CDMP5 of the Wyre Local Plan (2011-31) and Section 16 of the NPPF.

21. Prior to the commencement of above ground development a scheme to demonstrate how at least 20% of the dwellings shall be of a design suitable or adaptable for older people and people with restricted mobility shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out, retained and maintained thereafter in accordance with the approved details.

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

22. No part of the development shall be commenced until details of the refuse storage provision (including location, design and materials of construction) have been submitted to and approved in writing by the Local Planning Authority. The refuse storage area(s) shall be provided in accordance with the approved details prior to first occupation or first use of the development and shall thereafter be 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). The details are required prior to the commencement of the development because they were not submitted with the application.

23. Prior to first occupation of the dwelling to which the noise mitigation measures relate, the measures set out in the Applicant's email received 8th December, namely trickle vents and mechanical extract vents, shall be implemented in full. 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 CDMP1 of the Wyre Local Plan (2011-31).

24. Prior to the commencement of development, 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 in accordance with Policies CDMP3 of the Wyre Local Plan (2011-31). 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.

25. Prior to the commencement of development hereby permitted a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be completed before the use hereby permitted is first commenced, or before the dwelling(s) is first occupied. The approved details shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants /neighbours.

PA.8 Application B - Land Adjacent To Inglewood Cabus Nook Lane Cabus 23/00274/FUL

Councillor Amos returned to the room.

The application was brought before members for consideration at the request from Councillor Lady Atkins.

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

The Planning Development Manager introduced the report. The application proposed sought full planning consent for the erection of 1 dwelling (use class C3), with a vehicular access onto Cabus Nook Lane. He highlighted that the site was located in the countryside, outside of a settlement boundary and that the development would be contrary to the Development Plan in relation to the development strategy and countryside location, with particular conflict with Policies SP1 and SP4.

Kevin Taylor, the applicant, spoke against the officer recommendation.

Tim Brown, acting as the agent, spoke against the officer recommendation.

Councillors raised the following questions/concerns over:

- Infill policy
- Is the application harmful
- No objection from the Parish Council
- Outside the settlement boundary

The Head of Planning and Regeneration responded to the questions and concerns raised by members. In relation to the infill policy, the Wyre Local Plan did not include such a policy and decisions should have been taken in accordance with the Wyre Local Plan unless material considerations indicated otherwise. He reiterated that the development would cause harm to policies SP1 and SP4 of the Wyre Local Plan and referred to the assessments in the officer report.

Following discussion and a proposal by Councillor Lady Atkins, seconded by Councillor Stirzaker, it was resolved to refuse the application for the following reason:

The proposal, for a market dwelling and associated development, by reason of the location of the application site outside a defined settlement boundary, would introduce an inappropriate form of development in the countryside. The development would not constitute an acceptable form of development with particular regard to its countryside location. Relevant material considerations had been considered, but did not outweigh this inappropriate development in the countryside and conflicted with the development plan. Therefore, the development was contrary to Policies SP1 and SP4 of the Wyre Local Plan Partial Update (2011-2031) and the provisions of the NPPF.

The meeting started at 2.00 pm and finished at 3.27 pm.

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