



Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 3 April 2024 at the Council Chamber - Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors Lady D Atkins, Amos, Catterall, Fielding, Livesey, Rimmer and Belshaw

Absent- apologies received:

Councillors Rendell, Higginson, Preston and Raynor

Absent- apologies not received

Councillor Higgs

Other councillors present:

Councillors Berry, Cartridge, Collinson and Le Marinel

Officers present:

George Ratcliffe, Assistant Democratic Services Officer

Karl Glover, Development Manager

Steve Smith, Assistant Director of Planning and Building Control (new job title as of 1 April 2024)

Joanne Billington, Assistant Director of Governance and Legal

Madison Yeo, Affordable Housing Delivery Officer

Harry Mason, Solicitor

Rob Clewes, Principal Planning Officer

Angela Parkinson, Solicitor

36 members of the public and 1 member of the press attended the meeting.

The Vice Chair announced that, in the Chair's absence, she would be the acting Chair of the Planning Committee on Wednesday 3 April 2024.

PA.66 Declarations of interest

None.

PA.67 Confirmation of minutes

The minutes of the meeting of the Planning Committee held on Wednesday 6 March 2024 were confirmed as a correct record by those who were in

attendance.

PA.68 Appeals

The committee noted the Schedule of Appeals lodged and decided between 15 February 2024 and 15 March 2024. The Chair invited any Member requiring any further details or clarification on the appeal to contact the relevant case officer.

PA.69 Planning applications

It was agreed by the committee that the Vice Chair brought Application 24/00029/FUL forward and discussed first due to the high number of public attendance for this item.

PA.70 Application 2 - Harrita 1 Allotment Lane St Michaels-on-wyre 24/00029/FUL

The application was brought before members for consideration at the request of Councillor Cartridge who cited concerns in relation to the location of the site and the impacts upon residential amenity and the local community.

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 was for the change of use from dwelling (Class C3) to children's care home (Class C2). He highlighted that the site was within the settlement boundary, Flood Zone 3 and an SSSI impact zone.

Wyre Borough Councillor for Great Eccleston ward, Peter Cartridge, spoke against the application.

Comments from County Councillor for Wyre Rural Central, Matthew Salter, were read out by the Vice Chair.

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

Members raised concerns over the location.

The Assistant Director of Planning and Building Control clarified that the circumstances of the child was not a material planning consideration and therefore could not be controlled by a condition.

Councillor Livesey proposed the recommendation to approve the application to the committee, and Councillor Rimmer seconded the proposal. It was resolved to approve the application as per the Officer's recommendation subject to the conditions set out below.

Conditions: -

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

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

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 10.01.2024 including the following plans/documents:

- Location plan 1:1250
- Proposed ground & first floor layout plan DWG NO. WBC-1266-23-12002

The development shall be retained hereafter in accordance with this detail.

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

3. Prior to the first use of the development hereby approved, details of the location and appearance of cycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, prior to first occupation of any part of the approved development and thereafter maintained and retained.

Reason: In the interests of the appearance of the site and locality and to provide sustainable transport options, in accordance with policies CDMP6 and CDMP3 of the Wyre Local Plan (2011-31).

4. Prior to the first use of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to the site boundaries, shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment/s shall be completed before the use hereby permitted is first commenced. The approved details shall thereafter be maintained and retained.

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

5. The premises shall be used as a children's care home (C2 use) only and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without

modification).

Reason: The use of the premises for any other purpose would require further consideration by the Local Planning Authority in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

6. The number of children to be cared for at the premises shall be limited to 1 at any one time.

Reason: To enable the Local Planning Authority to retain a measure of control over the development thereby safeguarding the amenities of the area including neighbouring properties in accordance with Policy CDMP3 of the adopted Wyre Local Plan 2011-31.

7. The development hereby permitted shall be operated in full accordance with the approved Flood Risk Emergency Plan (Doc Ref: rep-tjba-HCS-1 allotment In-FRA EP-300124.docx)

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

8. The parking area(s) shown on the site plan (1:50) on Proposed ground & first floor layout plan DWG NO. WBC-1266-23-12-002 shall 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).

PA.71 Application 1 - Land Off Steeton Road And Garstang Road West Blackpool 23/00500/LMAJ

The application was brought before members for consideration at the request of Councillor Berry who cited concerns in relation to the scale, size and impact of the proposed development on the Green Belt.

A site visit occurred to enable members to understand the site context beyond the plans submitted and site 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. The committee considered the update sheet, which contained additional public representations which were acknowledged by officers. The update sheet also contained a change to proposed conditions 29 and 31. Since the update sheet was published, the Planning Development Manager explained that an additional letter of support had been received however, concerns had also been raised over the facilities having no community use. He clarified that the

training facility was for the first team and academy only and not for community use.

The Principal Planning Officer introduced the report. The application was for the creation of a new training ground and academy facilities for Blackpool Football Club. This consisted of the erection of a two-storey training facility building, indoor pitch, single storey groundstaff facility building, single storey ancillary building, single storey store building, and creation of 10 outdoor pitches, along with associated infrastructure including floodlighting, on-site parking, hardstanding, footpaths, fencing, engineering works and the creation of a new access off Streeton Road. He highlighted that the application site comprised of numerous fields totalling an area of 35.40 hectares and lay between the settlements of Poulton and Blackpool. The entirety of the area was allocated as Green Belt (Parcel 24) as designated in the adopted Wyre Borough Local Plan.

Wyre Borough Councillor for Hardhorn with Highcross ward, Roger Berry, spoke on the application. He declared a Non-Disclosable Non-Pecuniary interest as he was a Blackpool and Fleetwood Town season ticket holder.

Daniel Hughes, acting as the agent, spoke in favour of the application.

Councillor Rimmer asked questions of the speaker.

Julian Winter, acting as the applicant, spoke in favour of the application.

Councillors Amos and Catterall asked questions of the speaker.

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

The Assistant Director of Planning and Building Control clarified that there was no Sport England community use agreement.

Members raised concerns over the Biological Heritage Sites (BHS) but believed that a fantastic proposal had been put forward.

Councillor Fielding mentioned that it had drawn in further investment to the area when other football clubs had built new training facilities.

Councillor Belshaw proposed the recommendation to approve the application to the committee, and Councillor Amos seconded the proposal. It was resolved to approve the application as per the Officers recommendation, with amendments to conditions 29 and 31, subject to the conditions set out below and subject to a S106 legal agreement to secure financial contributions towards Public Right of Way improvements. That the Assistant Director of Planning and Building Control be authorised to issue the decision following the satisfactory completion of the S106 agreement. In the event that a satisfactory Section 106 agreement was not concluded by 1st August 2024, or other date agreed in writing with the Council, delegate authority to the Assistant Director of Planning and Building Control to refuse planning

permission on the grounds that the obligations which make the development acceptable had not been legally secured.

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 19.05.2023 including the following plans/documents:
 - Site Location Plan: BFC-AFL-00-00-SK-A-00104 Rev P04
 - Masterplan Technical Layout: MLD-XX-EX-DR-L-1001 Rev P08
 - Training Facility GA Floor Plan Lvl 0: BFC-AFL-01-00-DR-A-20170 Rev P4
 - Training Facility- GA Floor Plan Lvl 1: BFC-AFL-01-00-DR-A-20171 Rev P4
 - Training Facility GA Roof Plan: BFC-AFL-01-00-DR-A-20172 Rev P4
 - Training Facility GA Elevation North and East: BFC-AFL-01-EL-DR-A-20270 Rev P4
 - Training Facility GA Elevation South and West: BFC-AFL-01-EL-DR-A-20271 Rev P4
 - Training Facility GA Sections: BFC-AFL-01-SE-DR-A-20301 Rev P4
 - Indoor Pitch GA Floor Plan Level 0: BFC-AFL-02-00-DR-A-20131 Rev P4
 - Indoor Pitch GA Roof Plan: BFC-AFL-02-00-DR-A-20142 Rev P1
 - Indoor Pitch GA East and North Elevations: BFC-AFL-02-00-DR-A-20210 Rev P5
 - Groundstaff Facility GA Floor Plan Level 0: BFC-AFL-03-00-DR-A-20145 Rev P4
 - Groundstaff Facility GA Elevations: BFC-AFL-03-EL-DR-A-20225 Rev P4
 - Groundstaff Facility GA Roof Plan: BFC-AFL-03-RL-DR-A-20146 Rev P4
 - Groundstaff Facility GA East and South Sections: BFC-AFL-03-

- SE-DR
- A-20325 Rev P4
- Ancillary Building GA Floor Plan Level 00 and Roof Plan: BFC-AFL-04
- 22-DR-A-20150 Rev P4
- Ancillary Building GA Elevation, North, East, South and West: BFC AFL-04-EL-DR-A-20230 Rev P4
- Ancillary Building GA Section A-A: BFC-AFL-04-SE-DR-A-20331 Rev P4
- First Team Store and WC GA- Elevation, North, East, South and West: BFC-AFL-05-EL-DR-A-20240 Rev P4
- First Team Store and WC GA- Section A-A: BFC-AFL-05-SE-DR-A 20341 Rev P4
- First Team Store and WC GA Floor Plan Level 00 and Roof Plan: BFC AFL-05-ZZ-DR-A-20160 Rev P4
- Proposed Floodlighting: HLS5130
- Masterplan Fencing Layout: 21184-MLD-XX-EX-DR-L-1020 REV P01
- External Landscaping Fence Types: BFC-AFL-Z0-00-M3-A-90401 REV P1
- Ditch Diversions: 0676-011-P3
- Proposed Crossings: 0676-030-P2

The development shall be retained hereafter in accordance with this detail.

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

3. Prior to the 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).

4. Prior to the commencement of development, including any demolition or tree works, a Method Statement and Tree Protection Plan for the retained tree(s) 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 Method Statement and Tree Protection Plan with respect to those trees shown as being retained shall be implemented in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

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

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981. The details are required to be approved prior to commencement of development to ensure timely tree protection measures are in place.

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

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

The development shall subsequently be completed, maintained and managed in accordance with the approved sustainable drainage management and maintenance plan.

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

6. 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 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 and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

7. Prior to the commencement of development, details of the existing and proposed ground levels of the entire site, taking into account the requirements of conditions 6 and 22 the slab and finished floor levels of the buildings shall be submitted to and approved in writing by the Local Planning Authority.

The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details.

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

8. No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority:
 - (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field as shown on drawing number MLD-XX-EX-DR-L-1001 S2 P08, date: 27/09/2022 which identifies constraints which could adversely affect playing field quality; and
 - (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints with due regard to 'Natural Turf for Sport', (Sport England, 2011). The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation before first occupation of the sports facility. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose.

9. No development shall commence until details of the design, layout and construction of the indoor and outdoor Artificial Grass Pitches shown on drawing number MLD-XX-EX-DR-L-1001 S2 P08, date: 27/09/2022 have been submitted to and approved in writing by the Local Planning Authority. The Artificial Grass Pitches shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable.

10. Prior to the first use of the development hereby approved, a Management and Maintenance Scheme for all of the natural grass turf and artificial grass turf pitches as shown on drawing number MLD-XX-EX-DR-L-1001 S2 P08, date: 27/09/2022, including management responsibilities, a maintenance schedule and a mechanism for review

shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. For the maintenance and management of the natural turf pitches should have due regard to Sport England's Natural Turf for Sport (2011). The approved Management and Maintenance scheme shall also include measures to ensure the replacement of the artificial surface within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the new training ground and academy facilities

Reason: To ensure that new facilities are capable of being managed and maintained to deliver facilities which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

11. No development above ground level shall be commenced until details of the materials to be used in the construction of the external surfaces of all of the buildings (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).

12. 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 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 7 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policies CDMP3 and

CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework. The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

13. Prior to the commencement of development a comprehensive long term (at least 30 years) Habitat and Landscape Creation and Management Plan, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall identify the opportunities for biodiversity enhancement on site. The scheme must include reassessed Bio-diversity Metric calculations with updated Bio-diversity Gain plans provided.

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

Reason: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interests of ecology and biodiversity in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

14. Prior to the commencement of development a Method Statement should be required to be prepared giving details of reasonable avoidance measures to be implemented during any groundworks or construction works to avoid any possible harm to amphibians, reptiles and small mammals shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in full accordance with the agreed reasonable avoidance measures.

Reason: To protect bats in accordance with Policy CDMP4 of the Adopted Wyre Local Plan.

15. Prior to the commencement of development a report which establishes the presence or otherwise of Badgers shall be submitted to and approved in writing by the Local Planning Authority. If Badgers are confirmed to be present the report shall include mitigation measures, including timescales, to avoid and / or mitigate any possible harm to the European protected species. Those approved mitigation measures shall then be implemented.

Reason: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy

Framework.

16. Prior to the commencement of development a Method Statement shall be prepared giving details of measures to be taken to control the spread of invasive plant species during the course of any development and shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in full accordance with the agreed reasonable avoidance measures.

Reason: To protect bats in accordance with Policy CDMP4 of the Adopted Wyre Local Plan.

17. 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 and Main River against spillage incidents and pollution
- (l) measures to protect the remaining areas of the BHS, including measures to prevent water pollution, and measures to mitigate potential noise and visual disturbance during the course of any groundworks and construction activity.

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).

18. Prior to commencement of development details of the construction site access which shall be introduced for the construction phase and details of the final maintenance vehicle entrance to be used shall be submitted to and approved in writing by the Local Planning Authority.

The agreed details shall be implemented in full prior to the start of construction and the final maintenance vehicle entrance thereafter retained.

Reason: In the interest of highway safety in accordance with Policy CDMP6 of the adopted Wyre Local Plan (2011-2031).

19. No development, groundworks or other excavation, including site clearance/preparation, or demolition shall take place until a programme of archaeological work and investigation (which shall include a phased programme of archaeological investigation, recording and analysis works and 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. The condition is required to be approved prior to commencement of development to ensure full details are provided, that have not been forthcoming with the application, providing a true and accurate record which would not be possible after development.

20. Prior to the first use of the development, hereby approved, an electric vehicle recharging (EVCP) scheme shall be submitted for the development unless it is demonstrated that such provision of EVCP is not practical in communal parking areas or due to other identified site constraints. The development shall not be first used until the electric vehicle recharging point has been provided, and such electric vehicle recharging points 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).

21. The proposed Floodlights shall be installed and operated in accordance with the submitted Lighting Impact Study [Blackpool FC Pitch Floodlighting Lighting Impact Study/Overspill Readings - Prepared by Halliday Lighting ref: 4501 - Dated 25.11.2022] and shall thereafter be operated and maintained as per the agreed details at all times thereafter.

Reason: To safeguard residential amenity and in the interests of public safety in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

22. Prior to first use of the development hereby approved, a detailed scheme for noise mitigation measures as required within the supporting Noise Assessment submitted with the application [Noise Impact Assessment - Prepared by Acoustic and Engineering Consultants Limited ref: P4523/R3b/AGB - Dated 21.11.2022] shall be submitted to and approved in writing by the Local Planning Authority.

The approved noise mitigation measures shall be implemented in full prior to the first use of the development and 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).

23. Prior to the first use of the development hereby permitted, the means of enclosure [as shown on plans ref: MLD-XX-EX-DR-L-1020 Rev P01: Masterplan Fencing Layout and ref: BFC-AFL-Z)-00-M3-A-90401 Rev

P1: Fence Types] shall be implemented in full and the approved details shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the locality and setting of the PRoW in accordance with policies CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

24. No development above ground level shall be commenced until details of the external colour finish of the Indoor Pitch Dome has first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved details.

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

25. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment and surface water sustainable drainage strategy (October 2022, Ref 0676, MAB Consultancy Ltd) and Sustainable Drainage Pro-forma.

The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing by the Local Planning Authority.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework, Planning Practice Guidance, Defra Technical Standards for Sustainable Drainage Systems and Policy CDMP2 of the adopted Wyre Local Plan (2011-2031).

26. 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.

27. The development hereby approved shall not be brought into use until the parking / turning area(s) shown on the approved plan [Masterplan Technical Layout: MLD-XX-EX-DR-L-1001 Rev P08] has been laid out, surfaced and drained. The parking / turning area(s) 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).

28. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order with or without modification) or Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) the entire Training and Academy complex, including all associated buildings to be used in connection with the complex, as shown on plan ref: MLD-XX-EX-DR-L-1001 Rev P08 shall be used for the purposes of a Training and Academy complex only [Use Class F2(c)] and for no other purpose or purposes whatsoever without prior express permission from the Local Planning Authority.

Reason: The use of the Training Facilities Building for any other purpose would require further consideration by the Local Planning Authority in accordance with Policies SP1, SP2, SP3, CDMP3 and CDMP6 the Wyre Local Plan (2011-31).

29. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking and re-enacting that Order with or without modification) or Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) the associated buildings hereby permitted shall be used only for purposes which are ancillary to the use of the site hereby permitted as a Training and Academy complex [Class F2(c)] and for no other purpose whatsoever without prior express planning permission from the local planning authority, and none of the associated buildings and training and academy complex shall be used as separate units without prior express planning permission from the local planning authority.

For the avoidance of doubt in this condition "associated buildings" means the following:

- Training Facility Building
- Indoor Pitch
- Groundstaff Facility Building
- Ancillary Building
- First Team Store and WC

as shown on plan ref: MLD-XX-EX-DR-L-1001 Rev P08.

The remaining undeveloped open land within the red edge of the application site shall not be used for any purpose, other than as associated ecological and landscaped areas, without prior express

planning permission from the local planning authority.

Reason: For the avoidance of doubt, to prevent the over-development of the site, and as other such uses would require further consideration by the Local Planning Authority in accordance with Policies SP1, SP2, SP3, CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

30. In the event that the use of the development, hereby approved, ceases operations, and if no new operator re-occupies the premises or no other use is commenced within 3 years of the date the use ceases, the development as shown on the approved site plan shall be entirely demolished, the ground levelled and returned to grassed form and any leftover materials removed from the site not later than 3 years from the date on which the use ceased.

Reason: The development is such that it would not be permitted as development with no active use associated with it having regard to policy SP3 and CDMP3 of the Wyre Local Plan (2011-31).

31. The Floodlights hereby permitted shall not be operated outside the hours of 08:00 to **21:30** on any day.

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

**PA.72 Application 3 - Glenfield Leisure Park Smallwood Hey Road Pilling
23/00574/FULMAJ**

The application was brought before members for consideration at the request of Councillor Leigh who cited concerns in relation to flooding and drainage impacts, as well as the loss of agricultural land and the limited benefit to the local community. Concerns were also raised in relation to impact on the character of the rural area and existing size of the site.

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 highlighted that the polygon on page 79 of the agenda had been incorrectly drawn. He explained that since the site visit, an additional consultation response had been received from the Council's drainage engineer objecting to the application due to the discharge of the treatment plants into the onsite pond. The Planning Development Manager clarified that condition 3 within the report would adequately address full details of drainage for foul and surface water to be submitted.

The Planning Development Manager introduced the report. The application was for the change of use of land for the siting of 43 static holiday caravans and attenuation pond at Glenfield Caravan Park. He mentioned that a public right of way ran through part of the existing caravan site, and the application site lay within Flood Zone 3.

Comments from Wyre Borough Councillor for Pilling ward, Adam Leigh, were read out by the Vice Chair.

In response, the Assistant Director of Planning and Building Control clarified that each application should be determined on its own merit.

Members thought that the application was a nice extension to what was already on the site and their concerns had been dealt with by conditions within the report.

Councillor Amos proposed the recommendation to approve the application to the committee, and Councillor Catterall seconded the proposal. It was resolved to approve the application as per the Officers recommendation subject to the conditions set out below.

Conditions: -

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

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

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 17.08.2023 including the following plans/documents:

- Site Location Plan - GA3185-LP-001
- Proposed Site Plan - GA3185-PSP-001A

The development shall be retained hereafter in accordance with this detail.

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

3. Prior to the 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 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 and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

4. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Ref: 23178-FRA-001 and the mitigation measures detailed within Chapter 3.1 of the FRA. The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

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

5. Prior to first occupation of any of the static caravans, details of how they will be anchored to the ground shall be submitted to the Local Planning Authority for written approval. The agreed details shall be implemented in full prior to the first occupation of the caravans and retained and maintained thereafter.

Reason: To ensure that flood risk is not increased by preventing the static caravans becoming a hazard during a flood in accordance with Policy CDMP2 of the adopted Wyre Local Plan (2011-2031).

6. No caravan hereby approved shall be first occupied until the parking / turning area shown on the approved Proposed Site Plan (GA3185-PSP-001A) as relating to that caravan has been laid out, surfaced and drained. The parking / turning area 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).

7. Prior to first occupation of any of the caravans hereby approved, the off-site works of highway improvement [namely improvement of the 2 bus stops closest to the site access on Smallwood Hey Road and associated footway improvements and highway marking] shall be carried out, unless an alternative timetable for implementation is submitted to and approved in writing by the Local Planning Authority. The off-site highway works shall be carried out in accordance with any alternative approved timetable for implementation.

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

8. The caravans shall be used for the purposes of holiday accommodation only and not as a person's sole or permanent residence.

Reason: The development is approved for holiday use only and occupation on a permanent basis would be contrary to the provisions of Policy SP4 of the adopted Wyre Local Plan (2011-2031) and would also require further consideration against Policy CDMP2 of the adopted Wyre Local Plan (2011-2031).

9. The owner each caravan hereby approved shall maintain a register of all guests of each unit of accommodation hereby approved at all times which register shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain:

- the name and address of the owner's permanent residence (where they pay Council tax and/or are registered to vote and keep the majority of their possessions);
- the name and address (permanent residence) of main guest who made the booking together with dates of occupation.

For the avoidance of doubt permanent residence is where the owner/guest pay Council tax and/or are registered to vote and keep the majority of their possessions.

Reason: The permission relates to the provision of holiday accommodation. The condition is necessary to define the scope of the permission hereby approved and to ensure that the development promotes sustainable tourism and contributes to the area's economy.

10. No more than 43 caravans shall be sited on the land at any time and each caravan shall be compliant in all respects with the definition of caravan in s29(1) of the Caravan and Control of Sites Act 1960 and section 13 (1) and (2) of the Caravan Sites Act 1968 as those sections provide at the date of this planning permission.

Reason: An increase in the number of caravans other than approved would require further consideration by the Local Planning Authority in line with Policies EP9, SP2, SP4, CDMP3 and CDMP6 of the adopted Wyre Local Plan (2011-2031).

11. Prior to first occupation of any of the caravans hereby approved, a scheme for the provision of owner/visitor 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 owner/visitor 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 owner/visitor packs to future owners/visitors including upon resale of the dwellings as far as is reasonably practicable. The approved information packs shall subsequently be made available to future owners/visitors 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. 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.

13. Prior to occupation of the first static holiday caravan a Habitat Management & Monitoring Scheme based on the recommendations of the biodiversity net gain report shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include additional measures for wildlife as well as a timetable for implementation. The Landscape and Habitat Creation and Management Scheme shall be carried out in accordance with the approved details.

Reason: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interests of ecology and biodiversity in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

14. Prior to the installation of any external lighting a scheme for the provision of external lighting together with an Artificial Lighting Assessment shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate that artificial lighting will be designed so that it will not illuminate potential habitat for bats (e.g. hedgerow, trees) and or/ bird breeding places. The assessment shall demonstrate that the lighting will be installed in accordance with the Institution of Lighting Professionals' Guidance Notes for the

Reduction of Obtrusive Light GN01:2011 and the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009 (or any subsequent replacement guidance).

The lighting shall be installed and operated in accordance with the approved scheme details, which shall be maintained and retained thereafter.

Reason: In order to safeguard biodiversity and residential amenity in accordance with Policy CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

15. 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 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 7 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework. The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

16. 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 tree(s) shall be submitted to and approved in writing by the Local Planning Authority. This shall indicate the methods and positioning of tree protection measures such

as ground protection (where necessary), Heras protective fencing and details of any specialist demolition or construction methods if appropriate.

The measures contained within the approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan with respect to those trees shown as being retained shall be implemented in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

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

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981. The details are required to be approved prior to commencement of development to ensure timely tree protection measures are in place.

17. 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).

18. An electric vehicle recharging (EVCP) scheme shall be submitted to and approved in writing by the LPA to include all caravans hereby

approved unless it is demonstrated that such provision of EVCP is not practical due to identified site constraints. No caravan shall be occupied until the electric vehicle recharging point has been provided for the caravan to which it relates, and such electric vehicle recharging point shall be maintained and retained for that purpose for the lifetime of the development at all times 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).

19. 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 and has a minimum risk of flooding in accordance with Policies CDMP2 and 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.

**PA.73 Application 4 - Brook Lodge Oakenclough Road Nether Wyresdale
Scorton 24/00054/FULMAJ**

The application was brought before members for consideration at the request of Councillor Collinson.

A site visit occurred to enable members to understand the site context beyond the plans submitted and site 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. The committee considered the update sheet, which contained additional public representations which were acknowledged by officers.

The Planning Development Manager introduced the report. The application was for the change of use of land to allow siting of up to 9 holiday lodges and construction of associated infrastructure. He highlighted that the application site is the existing Brook Lodge Fisheries site which is located within the Forest of Bowland Area of Outstanding Natural Beauty.

Pawel Szulc spoke in favour of the application.

Councillor Rimmer asked a question of the speaker.

Sarah Rogerson spoke in favour of the application.

Stephen Hindle spoke in favour of the application.

Wyre Borough Councillor for adjoining ward Garstang, Alice Collinson, spoke in favour of the application.

Graham Salisbury, acting as the agent, spoke in favour of the application.

Councillor Livesey asked questions of the speaker.

The Assistant Director of Planning and Building Control clarified that the business plan had not met the tests of the policy.

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

Following discussion, the Vice Chair did not receive a proposer and a seconder for the recommendation to refuse the application.

The Vice Chair asked for an alternative proposal. It was proposed by Councillor Belshaw, and seconded by Councillor Livesey, that the application be deferred to a future meeting of the committee so that officers can liaise with the applicant to give further consideration to the business plan, harm to the Forest of Bowland National Landscape and sustainability.

It was resolved that the application be deferred so that the applicant can submit a new business plan, provide further consideration and clarification regarding the impacts upon the Forest of Bowland Area of Outstanding Natural Beauty and provide further information demonstrating the sites accessibility and sustainability.

The meeting started at 2.00 pm and finished at 3.29 pm.

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