

Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 6 February 2019 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors R Amos, I Amos, Catterall, Atkins, Ballard, Gibson, Ingham, Moon, Orme, Raynor and Shewan

Apologies for absence:

Councillors Ellison, Holden and Lees

Other councillors present:

Councillors Berry, Henderson and A Vincent

Officers present:

David Thow, Head of Planning Services
Lyndsey Hayes, Planning Development Manager
Carmel White, Solicitor
Peter Foulsham, Scrutiny Officer

15 members of the public attended the meeting.
There were no members of the press present.

PA.40 Declarations of Interest

Councillor Orme declared an interest in Item 1, Application No: 18/00734/FULMAJ, under Item 5 of the published agenda that he was a member of Preesall Town Council but he had not voted on this application when it was brought before the Town Council. Therefore he stayed in the Planning Committee meeting and spoke and voted on the item.

PA.41 Confirmation of Minutes

The minutes of the Planning Committee meeting held on Wednesday 5 December 2018 were confirmed as a correct record.

PA.42 Appeals

The Head of Planning Services submitted a report on appeals lodged and decided between 15 November 2018 and 15 January 2019.

Resolved

That the position regarding the appeals, as set out on pages 1-6 of the agenda, be noted and that any Member requiring and further details of clarification on any appeal should contact the relevant Case Officer.

PA.43 Planning Applications

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

18/00734/FULMAJ – Land South of Rosslyn Avenue, Preesall
Erection of 39 affordable residential dwellings with associated infrastructure including new pedestrian and vehicular access off Rosslyn Avenue.

An update sheet with additional information about this application was published on the council's website and handed out at the meeting. This information came forth for this application after the original agenda was published.

18/00614/FULMAJ – Land at the Corner of Breck Road and Station Road, Poulton-Le-Fylde, Lancashire. Retrospective application for the demolition of former Public House and the erection of a three storey and part two storey apartment block (12 apartments) including associated access/parking provision and a cycle store.

17/01087/OUT – Rear of Highford Court, 158 Highcross Road, Poulton-Le-Fylde, Lancashire, FY6 8DA. Outline planning application for 2 dwellings with access off Highcross Road with all other matters reserved.

18/01080/FUL – 246 Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5 4LD. Conversion of part of first floor into a two bedroom apartment with separate access using staircase to side and change of use of land to form parking area for proposed apartment.

An update sheet with additional information about this application was published on the council's website and handed out at the meeting. This information came forth for this application after the original agenda was published.

18/01094/FUL – Far End, Holmefield Avenue, Thornton Cleveleys, Lancashire, FY5 2QP. Two storey front and side extensions with front dormer.

An update sheet with additional information about this application was published on the council's website and handed out at the meeting. This information came forth for this application after the original agenda was published.

Following a request from Councillor Alan Vincent, who had another important appointment to attend, the committee agreed to consider Item 5 first.

a) Applications approved

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

Item 5 – Far End Holmefield Avenue, Thornton Cleveleys, Lancashire FY6 2QP

Application No: 18/01094/FUL

Mr Thomas Eaves. Two storey front and side extensions with front dormer.

This application was before the committee at the request of Councillor Ormrod. A site visit was undertaken to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

An update sheet with additional information about this application was published on the council's website and handed out at the meeting. This was an additional representation, made by the applicant in response to the neighbour's objection.

Councillor Alan Vincent (Victoria and Norcross Ward Councillor) addressed the committee on behalf of Councillor Ormrod who was unable to attend the meeting, about the application and responded to questions posed by committee members.

The application was approved subject to conditions as per the recommendation in the report, as 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 15.11.18 including the following plans/documents:

- Existing and Proposed Elevations and Site Plan Drawing No 0018-065-01 (including Flood Risk Assessment contained on the plan)

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

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

3. The development shall be carried out using those materials specified on the approved plan (ref: Existing and Proposed Elevations and Site Plan Drawing No 0018/065-01).

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

4. Prior to the first occupation or use of the development hereby approved, the first floor windows in the east facing elevation of the proposed extension shall be:

- i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and
- ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The windows (including any subsequent repaired or replacement window) shall be maintained and retained thereafter in accordance with this detail.

Reason: To safeguard the privacy of adjoining residents and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

5. 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 (March 2012).

Notes: -

1. The site falls in Flood Zone 3. It is therefore recommended that flood proofing measures are considered by the applicant and incorporated into the development where appropriate.

Further details are available on the GOV.UK website:-

- Improving the flood performance of new buildings: flood resilient construction (<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>)

- Prepare your property for flooding (<https://www.gov.uk/government/publications/prepare-your-property-for-flooding>)

Further Preparing for Floods guidance is also available on the Planning Portal website at <http://www.planningportal.gov.uk/buildingregulations/goodpractice/preparingforfloods>

Item 2 – Land at the corner of Breck Road and Station Road, Poulton-le-Fylde, Lancashire

Application number 18/00614/FULMAJ

Singleton and Smart. Retrospective application for the demolition of former Public House and erection of a three storey and part two storey apartment block (12 apartments) including associated access/parking provision and a cycle store.

This application was before the Committee for a second time. It was initially presented to the Committee on the 5th September 2018. At that meeting the Committee resolved to grant planning permission subject to conditions and a Section 106 legal agreement.

The committee had made a site visit prior to the meeting.

Councillor Henderson (Breck Ward Councillor) addressed the committee about the application and responded to questions posed by committee members.

The application was approved subject to conditions as per the recommendation in the report, as set out below:

Conditions and reasons:

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

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

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 28/06/2018 including the following plans:

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

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

Reason: For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

3. No development shall be commenced until:

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

(b) A site investigation has been undertaken strictly in accordance with the agreed

methodology and a risk assessment of the findings submitted for approval by the Local Planning Authority, together (where appropriate) with a detailed remediation strategy.

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

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

Reason: The development is for a sensitive land use. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999)

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

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

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

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

6. The landscaping works shall be carried out in accordance with the approved details (Drawing Number Hard and Soft Landscaping Ref A009/040/100) prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with the provisions of Policy SP14 of the

Adopted Wyre Borough Local Plan (July 1999) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 11 of the National Planning Policy Framework.

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

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

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

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

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

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

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

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

11. No part of the development shall be first occupied or brought into first use

until the drainage works and levels have been completed in accordance with the approved scheme (as per Drainage Layout Plans Drawing Number A009/040/060 & Drainage Layout Details Drawing Number A009/040/061). Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health and to prevent an undue increase in surface water run-off to reduce the risk of flooding in accordance with Policy ENV15 of the Adopted Wyre Borough Local Plan (July 1999) and the National Planning Policy Framework.

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

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

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

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

Notes: -

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

Item 3 – Rear of Highford Court, 158 Highcross Road, Poulton-Le-Fylde, Lancashire, FY6 8DA

Application No: 17/01087/OUT

Mr Tom Mercer. Outline planning application for 2 dwellings with access off Highcross Road with all other matters reserved.

This application was before the committee at the request of Councillor Berry.

The committee had made a site visit prior to the meeting.

Councillor Berry (Hardhorn and Highcross Ward Councillor) addressed the committee about the application and responded to questions posed by committee members.

The application was approved subject to conditions as per the recommendation in the report, as set out below:

Conditions and reasons:

1. In the case of any reserved matter, namely access, appearance, landscaping, layout and scale of the dwellings, an application for approval must be made before the expiration of three years beginning with the date of this permission; and that the development hereby permitted shall be begun not later than:

- the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 01/06/2018, including the following plans:

- Location Plan (revised) Drg No.02 (Scale 1:500)
- Site access and turning details as shown on (revised) Proposed Plan Drg No.03 (Scale 1:200)

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

3. Prior to first occupation of the dwellings hereby approved, details of the pedestrian refuge adjacent to the access door on the west elevation of the Highfield Court building shall be submitted to and approved in writing by the local planning authority and the refuge shall be provided in accordance with the approved details.

Reason: In the interests of highway safety and to provide for safe passage of pedestrians along the driveway.

4. Prior to the submission of the first reserved matters application relating to layout, or simultaneously with that first reserved matters application, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed

necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in the National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national guidance / standards, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

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

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

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water runoff to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with Policies SP14 and ENV15 of the Adopted Wyre Borough Local Plan (July 1999) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services 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.

5. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use 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 SP14 of the Adopted Wyre Borough Local Plan (July 1999).

6. No development shall commence until suitable gas protection measures for

the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. 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 footprint of the proposed development is within the immediate vicinity of an area of infilled ground. The nature of the fill is unknown. Works are therefore required in the interests of public safety and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

7. Prior to the commencement of development a Landscape and Habitat Creation and Management Scheme, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall identify the opportunities for biodiversity enhancement on site including (but not limited to):

- Native tree/ hedge/ shrub boundary planting
- Bat bricks and/or tubes within the new development
- Bird Boxes
- Bat Boxes

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 and section 15 of the National Planning Policy Framework.

8. 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 (March 2012).

9. The development hereby approved shall be undertaken in accordance with the recommendations made in Part 4 of the Arboricultural Impact Assessment with Tree Protection Measures by Godwins Arboricultural Limited (Issued 2nd May 2018),

received by the local planning authority on 1st June 2018, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure appropriate tree protection measures in accordance with Policies SP14 and ENV7 of the Adopted Wyre Borough Local Plan (July 1999).

10. The development hereby approved shall not be first occupied until an electric vehicle recharging point has been provided for the dwelling to which it relates and the 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 Saved Policy SP14 of the Wyre Borough Local Plan, Policy CDMP6 of the Emerging Wyre Local Plan, and the National Planning Policy Framework.

Item 4 – 246 Fleetwood Road North, Thornton Cleveleys, Lancashire FY5 4LD

Application No: 18/01080/FUL

Mr Antony Bramhall. Conversion of part of first floor into a two bedroomed apartment with separate access using staircase to side and change of use of land to form parking area for proposed apartment.

This application was before the committee at the request of Councillor Ballard. A site visit was undertaken to understand the layout of the building, its setting and relationship to neighbours.

An update sheet with additional information about this application was published on the council's website and handed out at the meeting. This information came forth for this application after the original agenda was published.

The application was approved subject to conditions as per the recommendation in the report, as amended by the update sheet, as set out below:

Conditions and reasons:

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

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

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application validated on 14.11.2018 including the following plans/documents:

- Site Plan - 18-201-P02
- Existing and Proposed Plans & Elevations - 18-201-P01 Rev A

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

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

3. The development shall be carried out using those materials specified on the approved plans, application form and email from the agent dated 16.01.2019.

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

4. Prior to the first occupation of the flat, hereby approved, the additional parking and turning area shown on plan ref: 18-201-P02 shall be laid out and made available for use and thereafter retained for the parking and turning of vehicles.

Reason: To ensure sufficient levels of off-street parking and in the interests of highway amenity.

5. The occupation of the flat, hereby approved, shall be limited to a person solely or mainly working for the adjoining children's nursery (including any such person(s) in their personal household).

Reason: The use of the flat as an unrelated separate unit of accommodation would result in a conflict of uses impacting on residential amenity contrary to Policy SP14 of the adopted Wyre Borough Local Plan, Policy CDMP3 of the emerging Wyre Local Plan and the National Planning Policy Framework.

b) Application refused

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

Item 1 – Land south of Rosslyn Avenue, Preesall

Application Number 18/00734/FULMAJ

M.C.I. Developments Limited. Erection of 39 affordable residential dwellings with associated infrastructure including new pedestrian and vehicular access off Rosslyn Avenue.

This application was before the committee at the request of Councillor Orme.

The committee had made a site visit prior to the meeting to enable Members to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

An update sheet with additional information about this application was published on the council's website and handed out at the meeting. An additional letter of objection had been received and an additional condition was recommended.

Four members of the public made representations at the meeting, objecting to the application.

Alison May, Parish Clerk, on behalf of Preesall Parish Council, made representations against the application.

Mr Bill Fulster (M.C.I. Developments), the applicant, spoke in support of the application as did Ms Maria Runaghan (Jigsaw Homes). Committee members asked Mr Fulster and Ms Runaghan a number of questions to which they responded.

The committee gave full consideration to the report, including the updated information, as well as the verbal submissions made at the meeting.

Resolved that the application be refused, contrary to the recommendation, for the following reason:

Saved Policy H13 of the Adopted Wyre Borough Local Plan and Policies SP2, SP7, SP8, EP10 and CDMP6 of the Emerging Wyre Local Plan, which carries significant weight at this stage, require proposals for this scale of residential development to make a financial contribution towards measures to improve or increase nearby green infrastructure, education and sustainable travel provision where such a need is identified and justified. The development is unable to make the requisite contributions towards any of these pieces of infrastructure. This is considered to adversely impact on the health and wellbeing of residents and will increase reliance on the private motor vehicle and will fail to promote social balance and sustainable mixed communities. The social benefit of providing affordable housing to help meet an identified need in the borough is significantly outweighed by the resultant social harm that would arise together with the environmental harm caused by the loss of an undeveloped greenfield site in the countryside and lack of green infrastructure/public open space provision from the introduction of residential development on this site. Therefore the development conflicts with Paragraph 11 and Sections 8, 9 and 12 of the National Planning Policy Framework together with Saved Policy SP13 of the Wyre Borough Local Plan and emerging Policy SP2, EP10, CDMP6, SP7 and SP8 of the Wyre Borough Submission Draft Local Plan.

The meeting started at 2.00 pm and finished at 4.19 pm.

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