



Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 5 July 2017 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors Ian Amos, Rita Amos, Howard Ballard, Ron Greenhough, Graham Holden, Tom Ingham, Kerry Jones, Terry Lees, Paul Moon, Phil Orme, Ron Shewan, Brian Stephenson, Evelyn Stephenson and Shaun Turner

Apologies: None

Officers present:

Garry Payne, Chief Executive
Lydia Harper, Development Manager
Mary Grimshaw, Senior Solicitor and Deputy Monitoring Officer
Carmel White, Solicitor
Carole Leary, Democratic Services Officer

Non-Committee Members and Officers present: Councillor's Murphy, Gibson, Henderson, B Birch and Honorary Alderman Bannister.

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

The press were present.

PA.8 Declarations of Interest

Councillor Jones declared an Other Significant Interest in Planning application 01 – 17/00126/OUTMAJ – Outline application for the erection of 15 apartments for persons aged 55 and over together with retail unit and car parking (re-submission 16/00407/OUTMAJ) – Fleetwood Pier, The Esplanade, Fleetwood, Lancashire - as she has an association with a person affected by the decision made on this item such that may give rise to a perception of a conflict of interest and left the room before the item was being discussed and had no involvement in the decision making.

Councillor Ballard declared an Other Significant Interest in Planning application 01 – 17/00126/OUTMAJ – Outline application for the erection of 15 apartments for persons aged 55 and over together with retail unit and car parking (re-submission 16/00407/OUTMAJ) – Fleetwood Pier, The

Esplanade, Fleetwood, Lancashire - as he had considerable implications with the applicant and that could be perceived as a conflict of interest and left the room before the item was being discussed and had no involvement in the decision making.

Councillor Orme declared an "Other Significant Interest" on Item 02 – Part retrospective application for the erection of a detached dwelling – Rear of Former Saracens Head Hotel, 200 Park Lane, Preesall, Poulton-Le-Fylde, Lancashire, FY6 0NW- 17/00472/FUL in that he is a Councillor of Preesall Town Council where he had not taken part in deliberations on this application and he knows the applicant and the neighbours. He did not consider that this gave rise to a perception of a conflict of interest and/or was likely to prejudice his judgement, nor did it amount to an issue of pre-determination and bias and therefore he stayed in the meeting and spoke and voted upon the item.

Councillor Shewan declared an "Other Significant Interest" on Item 01 – 17/00126/OUTMAJ – Outline application for the erection of 15 apartments for persons aged 55 and over together with retail unit and car parking (re-submission 16/00407/OUTMAJ) – Fleetwood Pier, The Esplanade, Fleetwood, Lancashire – as he is a County Councillor and the Ward Councillor for the Pharos Ward. Councillor Shewan said that this would not prejudice his judgement, and therefore he stayed in the meeting and spoke and voted upon the item.

PA.9 Confirmation of Minutes

The minutes of the Planning Committee meeting held on Wednesday 7 June, 2017 were confirmed as a correct record.

PA.10 Appeals

The Head of Planning Services submitted a report on appeals lodged and decided between 15 May 2017 and 15 June 2017.

Resolved

That the position regarding the appeals, as set out on pages 1 – 8 of the report be read and noted and that any Member requiring any further details or clarification on any Appeal, should contact the relevant Case Officer.

PA.11 Planning Applications

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

The Head of Planning Services also submitted 'update sheets' on Items 01 and 02 of the agenda, referring to additional information to the reports since the agenda had been published.

- 17/00126/OUTMAJ – Fleetwood Pier, The Esplanade, Fleetwood, Lancashire

- 17/00472/FUL – Rear of Former Saracens Head Hotel, 200 Park Lane, Preesall, Poulton-Le-Fylde, Lancashire, FY6 0NW

PA.12 Applications Approved

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

17/00126/OUTMAJ

Simmo Developments Ltd. Outline application for the erection of 15 apartments for persons aged 55 and over together with retail unit and car parking (re-submission 16/00407/OUTMAJ). Fleetwood Pier, The Esplanade, Fleetwood, Lancashire.

The application was a resubmission of application 16/00407/OUTMAJ which was refused by Planning Committee on 4 January 2017. It has been brought back before the planning committee at the request of Councillor R Duffy.

A site visit was carried out as there are new Members on the Planning Committee since the previous application was before the Committee in January 2017.

Four members of the public, the Chairman of Fleetwood Town Council, the County Councillor for Fleetwood East all spoke to the Committee, objecting to the application and an emailed objection to the proposal from Cat Smith MP was read out by the Chairman of the Committee.

The application was approved as per the recommendation of the Head of Planning Services to grant outline planning permission subject to conditions and the completion of a section 106 legal agreement to secure appropriate financial contributions towards off-site affordable housing contributions and to secure the occupancy of the units for residents aged 55 years and above and the Head of Planning Services was authorised to issue the decision under delegated powers upon the satisfactory completion of the S106 legal agreement.

Conditions: -

1. In the case of any reserved matter, namely landscaping, 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.
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building 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.

3. No development shall take place until samples of the materials to be used for all hard surfaced areas of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.
4. Prior to commencement of the development, details of the appearance and specification of all external plant and any external services to be affixed / installed to the exterior of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved detail and shall be maintained and retained in accordance with the approved details unless prior written approval is given to alternative details.
5. No development shall take place until a Construction Environmental Management Plan (CEMP) has been 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 mitigation measures during the construction period
 - (b) control of noise, vibration and light emanating from the site during the construction period
 - (c) hours and days of construction work for the development
 - (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 construction period
 - (f) arrangements during the 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.
 - (h) how the project would protect the adjacent designated/protected sites during construction, addressing direct and indirect impacts including contamination, runoff, sedimentation and deposition of airborne dust and debris.

The construction of the development shall be carried out in accordance with the approved CEMP.

6. No development approved by this permission shall be commenced until a surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage strategy shall be in accordance with the sustainable drainage hierarchy, with evidence of an assessment of the ground conditions to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing public sewerage systems. The strategy details shall include, as a minimum:

- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, 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) The drainage strategy should demonstrate that the surface water run-off must 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 including details of measures to be taken to prevent any contaminated water from reaching Morecambe Bay

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

- 7. A detailed lighting scheme of any lighting to be installed on the building and within the development site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The lighting scheme should demonstrate that effects of diffuse light pollution onto the designated areas will be avoided wherever possible and that low level lighting should be used throughout the development and directed away from the protected areas. Thereafter the agreed lighting scheme shall be retained, managed and maintained in accordance with the approved details.
- 8. No works shall take place, including site clearance and construction, during the wintering bird season, between September to February (inclusive) in any year.
- 9. Prior to any development commencing, a detailed method statement for the construction of the sea defence wall shall be submitted to and agreed in writing with the Local Planning Authority. The details shall include how construction of the sea defence wall is to be achieved from the landward

side of the sea defence wall and the design of such wall shall include design measures to avoid or minimise scouring of the wall base and adjacent sand dune habitats. The works shall be carried out in accordance with the agreed method statement.

10. No development shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. 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 agreed in writing by the Local Planning Authority prior to the development of the site. 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 scheme implemented to the satisfaction of the Local Planning Authority prior to the development of the site. Any changes to the agreed scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.
11. The development shall incorporate suitable gas protection measures, details of which shall be submitted to and be subject to the written approval of the Local Planning Authority prior to the commencement of development. The measures shall include, as a minimum: ventilation of confined spaces within the building, a well-constructed ground slab, a low permeability gas membrane, minimum penetration (ideally none) of the ground slab by services, and passive ventilation to the underside of the building. 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. Any gas monitoring 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. Results shall be submitted for approval in writing by the Local Planning Authority.
12. Prior to the commencement of the development, full construction and finished details (including materials, cross-sections, means of connection to The Esplanade) of the walkway to the sea-ward side of the development hereby approved, together with details of providing and maintaining future public access onto this walkway from The Esplanade (but preventing direct access between the walkway and foreshore), shall be submitted to and approved in writing by the local planning authority. The approved walkway including connection / access strategy should be implemented in accordance with these details prior to first occupation of the development hereby approved and retained thereafter.
13. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site highway improvement works, namely relocation of street furniture (e.g. lighting equipment) affected by the development, upgrading of the two bus stops

in front of the site on The Esplanade to quality bus stop standards and reduction of the carriageway width including potential relocation of the zebra crossing and creation of a lay-by / loading area, has been submitted to, and approved in writing by, the Local Planning Authority. No part of the development shall be first occupied or opened for trading until the site access and the off-site works of highway improvement have been constructed and completed in accordance with the approved scheme details.

14. Prior to commencement of development, a communication strategy designed for future occupiers of the development to publicise / inform them about the status and importance of the adjacent Morecambe Bay Ramsar site, Special Area of Conservation (SAC), Special Protection Area (SPA) and the Wyre Estuary Site of Special Scientific Interest (SSSI) shall be submitted to and approved in writing by the Local Planning Authority. The communication strategy shall be implemented in accordance with the approved details.
15. Prior to commencement of the development hereby approved 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.
16. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following drawing numbers:
 - 1328 PL100 (Site Location Plan)
 - 1328 PL201 Rev C (Proposed Site Plan)
 - 1328 PL300 Rev C (Ground Floor Plan)
 - 1328 PL301 Rev C (First Floor Plan)
 - 1328 PL302 Rev C (Second Floor Plan)
 - 1328 PL303 Rev C (Third Floor Plan)
 - 1328 PL304 Rev C (Roof Plan)
 - 1328 PL400 Rev C (Proposed Sections)
 - 1328 PL401 Rev C (Proposed Site Sections, Indicative Levels)
 - 1328 PL500 Rev C (East & South Proposed Elevations)
 - 1328 PL501 Rev C (West Proposed Elevations and 3D Visuals)
17. The retail premises hereby approved shall not be open to the public outside the hours of 08.00 - 18.00 Monday to Saturday, 09.00 - 16.00 Sundays and Bank Holidays.
18. Deliveries and services to and from the retail premises hereby approved shall not occur outside the hours of 07:00 to 19:00 on any day.
19. The following standards in accordance with BS8233: 2014 and WHO guidelines shall be met at the nearest noise sensitive premises

- LAeq 50 dB 16 hours - gardens and outside living areas
- LAeq 35 dB 8 hours - indoors day time (23.00-07.00)
- LAeq 30dB 8hours- indoors night time (23.00-07.00)
- LAFmax 45dB 8 hours- indoors night time (23.00-07.00)
- LAFmax 45dB 4 hours- indoors evenings (19.00-23.00)

The maximum instantaneous Noise Levels (LAFmax) from the proposed development shall not exceed 60 dB (A) evening (19.00-23.00) and night time (23.00-07.00) at the nearest noise sensitive premises

20. Noise mitigation measures as stated in the approved noise reports comprising the Environmental Noise Study Report (UK2217157) Jan 2016 and Construction Noise Prediction Letter (UK.2217157-2/RC1 shall be implemented in full prior to the first occupation of any part of the retail or residential units to which they relate and shall be permanently maintained thereafter. The developer shall certify to the local planning authority in writing that the noise mitigation measures agreed have been installed in accordance with the approved details within one calendar month of their installation.
21. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted and approved in writing by the Local Planning Authority which, as a minimum, shall include:
- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
 - b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i) on-going inspections relating to performance and asset condition assessments
 - ii) operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
 - c) Means of access for maintenance and easements where applicable.

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

22. Prior to commencement of development a full sediment movement modelling exercise shall be undertaken to demonstrate no detrimental effects on the adjacent beach levels or existing defence measures.
- a) Scoping details of the anticipated modelling should first be approved in writing by the local planning authority prior to the carrying out of the survey required.
 - b) The modelling work should be carried out by a suitably qualified professional in line with the approved scoping details.
 - c) The results and full survey / modelling shall then be submitted to the Local Planning Authority and approved in writing;
 - d) Any necessary remedial works or mitigation resulting from the survey approved in section (c) shall be incorporated into the sea wall construction, having regard for the requirements of condition 9 of this consent and implemented in full prior to the first occupation of the development hereby approved.
23. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (RWO Associates (15106/FRA.1 [Apr 2016] ver.3) including the mitigation measures contained therein. The mitigation measures shall be fully implemented prior to first occupation of the development to which they relate or subsequently 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.

Reasons for the above Conditions: -

- 1. 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. To ensure that the materials have a satisfactory appearance and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
- 3. To ensure that the materials have a satisfactory appearance and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
- 4. In the interests of visual and residential amenity and to preserve the integrity of the design of the building and to comply with Policy SP14 of the Adopted Wyre Borough Local Plan (1999).
- 5. In the interests of protecting residential amenity and the adjacent Morecambe Bay Ramsar site, Special Area of Conservation (SAC), Special Protection Area (SPA) and the Wyre Estuary Site of Special Scientific Interest (SSSI) and to comply with the provisions of the NPPF.

6. To 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 in the interests of protecting the adjacent Morecambe Bay Ramsar site, Special Area of Conservation (SAC), Special Protection Area (SPA) and the Wyre Estuary Site of Special Scientific Interest (SSSI) in accordance with the NPPF. 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.
7. In the interests of protecting residential amenity and the adjacent Morecambe Bay Ramsar site, Special Area of Conservation (SAC), Special Protection Area (SPA) and the Wyre Estuary Site of Special Scientific Interest (SSSI) to reduce impacts on wintering birds using the foreshore to comply with the provisions of the NPPF.
8. In the interests of protecting the adjacent Morecambe Bay Ramsar site, Special Area of Conservation (SAC), Special Protection Area (SPA) and the Wyre Estuary Site of Special Scientific Interest (SSSI) and to comply with the provisions of the NPPF.
9. In the interests of protecting the adjacent Morecambe Bay Ramsar site, Special Area of Conservation (SAC), Special Protection Area (SPA) and the Wyre Estuary Site of Special Scientific Interest (SSSI) and to comply with the provisions of the NPPF.
10. 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).
11. 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).
12. In order to ensure the details are visually acceptable, to ensure satisfactory public access to the coastal path is achieved and retained and in the interests of protecting the adjacent Morecambe Bay Ramsar site, Special Area of Conservation (SAC), Special Protection Area (SPA) and the Wyre Estuary Site of Special Scientific Interest (SSSI).
13. In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

14. In the interests of protecting the adjacent Morecambe Bay Ramsar site, Special Area of Conservation (SAC), Special Protection Area (SPA) and the Wyre Estuary Site of Special Scientific Interest (SSSI).
15. To ensure that the development has an acceptable impact on neighbouring amenity and visual impact in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) and for the avoidance of doubt..
16. For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details
17. To safeguard the amenity of adjoining residents and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
18. To safeguard the amenity of adjoining residents and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
19. In the interests of safeguarding the amenity of existing and future neighbouring residents in accordance with SP14
20. In the interests of safeguarding the amenity of existing and future neighbouring residents in accordance with SP14
21. 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.
22. In the interests of ensuring that the resulting sea defence wall does not have undue negative impacts on the tidal movements of sands forming the beach and foreshore, or the existing areas of flood capacity along the foreshore, and in accordance with the NPPF.
23. To accord with the advice issued by the Environment Agency and to reduce the risk of flooding on the development and from the development onto adjacent properties and land in accordance with the NPPF.

17/00472/FUL

Mr S Edge. Part retrospective application for the erection of a detached dwelling. Rear of Former Saracens Head Hotel, 200 Park Lane, Preesall, Poulton-le-Fylde, Lancashire, FY6 0NW.

A previous application at this site (ref 17/00069/FUL for a similar proposal, was reported to the Planning Committee on the 5 April 2017 following a request from Councillor V Taylor and Councillor Moon. A site visit was undertaken by Members as there are new Members on the Planning Committee since the site visit in April and a site visit is useful to appreciate

the proposal beyond the plans submitted with the application and photos taken by the case officer.

Three members of the public spoke against the proposal.

The applicant's agent spoke in support of the proposal.

The application was approved as per the recommendation of the Head of Planning Services to grant planning permission subject to conditions as follows:-

Conditions: -

1. 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 23/05/2017 including the following plans:
 - Proposed Site Plan Drawing Number 4530-4-02 Rev D
 - Proposed Floor and Elevation plans (Revised Drawing Number 4530-4-01E)
2. The development shall be carried out using those materials specified on the plan 4530-401E namely:
 - Render - K-Rend, silicone scrapped texture, colour Polar White
 - Cladding - Horizontal timber cedar boarding treated in a cedar oil
3. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the first occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority and shall thereafter be retained and maintained. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of similar size and species to those originally required to be planted.
4. Prior to first occupation of the dwelling hereby approved all the first floor windows on the south facing elevation and the first floor windows on the north facing elevation adjacent to the northern boundary have been installed as non-opening and fitted with obscure glazing equivalent to Grade Level 5 (most obscure) and these shall be maintained and retained thereafter. Any subsequent repaired or replacement windows shall be installed as non-opening and fitted to the same level of obscurity.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the dwelling shall not be altered or extended, nor shall any building, structure or enclosure (other than those approved as part of this planning application or

conditions associated with this planning permission) be erected within the curtilage of the dwelling without the prior planning permission of the Local Planning Authority.

6. Prior to the first occupation of the dwelling 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.
7. Notwithstanding the details submitted with the application, prior to first occupation of the development hereby approved, full technical details of the proposed drainage scheme for all surface water and foul drainage (as set out on plan 4530-4-02D with surface water connecting to the existing surface water drain within the site and foul connecting to the existing mains drain along Park Lane) shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage scheme shall be implemented in accordance with the approved details prior to first occupation of the development and thereafter maintained and managed in accordance with this agreed detail.
8. No first occupation of the development shall occur until the privacy screen for the first floor rear balcony (as shown on Drawing Number 4530-4-01E on the north and south side elevations) has been fitted with obscure glazing equivalent to Grade Level 5 (most obscure). The obscure glazing and the privacy screen shall be maintained and retained at all times thereafter.
9. There shall be no changes to the existing ground level as shown on the approved proposed site plan unless proposed level changes are submitted to and approved in writing by the Local Planning Authority prior to such change taking place. The development shall be constructed and completed in accordance with the agreed level details.
10. The flat roofs at first floor (above the garage and ground floor bedrooms 2 & 3) shall not be used as a balcony, roof garden, sitting out area or for any purpose of a similar nature without the prior written consent of the Local Planning Authority
11. The existing walls on the north, east and southern boundaries of the site shall be retained and maintained at their existing heights as shown by the TW / TF (wall / fence) levels indicated on the approved site plan (drawing number 4530 -4 -02D) unless their subsequent reduction in height or

replacement is first agreed in writing by the Local Planning Authority.

Reasons for above Conditions: -

1. For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
2. To ensure that the materials have a satisfactory appearance and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
3. To ensure that the development presents a satisfactory appearance in the street picture and in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
4. To protect the amenity of the occupants of nearby residential properties in accordance with saved policy SP14 of the Wyre Borough Local Plan (1999).
5. To ensure high quality design and protect the visual amenity of the area whilst also safeguarding the privacy of adjoining residents and future occupiers, in accordance with NPPF and Policy SP14 of the Adopted Wyre Local Plan.
6. 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) and Policy CORE 11 of the Wyre Borough Local Plan 2001 - 2016 (first deposit draft).
7. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with NPPF.
8. To protect the amenity of the occupants of the nearby residential properties in accordance with saved policy SP14 of the Wyre Borough Local Plan (1999).
9. In the interests of the visual amenity of the area and of residential amenity and in accordance with Saved Policy SP14 of the Wyre Borough Local Plan.
10. To protect the privacy and amenities of occupiers of neighbouring residential properties in accordance with Saved Policy SP14 of the Wyre Borough Local Plan
11. To protect the amenity of the occupants of nearby residential properties in accordance with saved policy SP14 of the Wyre Borough Local Plan (1999).

Attention is drawn to the following Notes: -

1. Following the completion of the dwelling it is recommended that the existing drainage which runs below the dwelling is camera surveyed to confirm that there is no damage or movement to the run.

The meeting started at 2.00 pm and finished at 4.41 pm.

Date of Publication: Tuesday 11 July 2017