



Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 1 March 2017 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillor Amos	Councillor Orme
Councillor Lady Atkins	Councillor S Turner
Councillor Ballard	Councillor Walmsley
Councillor Greenhough	
Councillor Ingham	
Councillor Jones	

Councillor Jones then left the meeting after Item 1 – 16/00217/OULMAJ and did not return.

Apologies: Councillors Catterall, Shewan, B Stephenson, E Stephenson and T Taylor.

Officers present:

D Thow – Head of Planning Services and Regeneration
L Hayes – Interim Development Manager
W Clarke – Assistant Solicitor
C Leary - Democratic Services Officer

Non-committee members present: Councillors Bowen, Robinson, Wilson, Gibson, Murphy, County Councillor V Taylor and Honorary Alderman Bannister.

25 Members of the Public were present at the start of the meeting.

No Press were present at the meeting.

PA.50 Declarations of Interest

None.

PA.51 Confirmation of Minutes

The minutes of the Planning Committee meeting held on Wednesday 1 February, 2017 were confirmed as a correct record.

PA.52 Appeals

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

Resolved

That the position regarding the appeals, as set out on pages 1 – 11 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.53 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 & 02 of the agenda, referring to additional information to the reports since the agenda had been published.

16/00217/OULMAJ – Land at Arthurs Lane, Hambleton, Lancashire, FY6 9AT.

16/00500/FUL – Faulkners Fold Cottage, Faulkners Lane, Forton, Preston, Lancashire, PR3 0AL. – The Interim Development Manager stated that she had received a neighbour response saying they had received an acknowledgement from the Government to a petition that the Government had received about this development. The Government response highlighted relevant National Policy and opportunities for community engagement during the course of planning applications. No new issues were raised that Members needed to consider that hadn't already been reported.

PA.54 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:

16/00217/OULMAJ

Gladman Developments Ltd. Outline application with all matters other than access reserved for a residential development of up to 165 dwellings with access taken from Arthurs Lane. Land at Arthurs Lane, Hambleton, Lancashire, FY6 9AT.

The application was before the committee at the request of Councillors Bowen and Robinson. A site visit was undertaken by Members to help them understand the nature of the area, which could not be adequately conveyed through photographs.

Three members of the public, a Parish Councillor, a Ward Councillor and the County Councillor for Wyreside spoke to the committee, objecting to the application.

The Applicant spoke to the committee supporting their application.

The application was approved as per the recommendation in the report of the Head of Planning Services to grant planning permission subject to conditions, with an amendment to condition 13 (as reported on the update sheet) and an additional condition 26 (as proposed by Members) as listed below and subject to the completion of a S106 legal agreement to secure the necessary highway and education contributions and the ecological mitigation measures. The Head of Planning Services was authorised to issue the planning permission once the requisite S106 has been successfully completed.

Conditions, Reasons and Notes:

1. (i) In the case of any reserved matter, namely layout, scale, appearance and landscaping, application for approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission; and that the development to which the permission relates must be begun not later than:

(ii) 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 matter to be approved.

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. Prior to the occupation of the first dwelling, in accordance with the framework travel plan produced by WYG (ref. A095803) or a timescale otherwise agreed by the Local Planning Authority, a full Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority. This agreed Travel Plan and an associated Travel Plan Coordinator as specified in the agreed Travel Plan shall be in place and be implemented and operational in accordance with the agreed Travel Plan from the point of the occupation of the first dwelling for a period of not less than five years from the date of full occupation of the residential development.

Reason: a Travel Plan is considered necessary to encourage travel by sustainable modes and reduce dependence on private car travel in the interests of sustainability and highway safety in accordance with the provisions of paragraph 17 of the NPPF. It is considered that this information

is required to be agreed prior to the occupation of the first dwelling and implemented from that point in order to ensure that the measures set out in the agreed Travel Plan are effective in encouraging sustainable travel throughout the lifetime of the development.

3. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

4. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved drainage details.

Reason: 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.

5. Prior to the commencement of any development, full details of a surface water drainage scheme shall be submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, the drainage scheme shall include;

a) information about the lifetime of the development 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, 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 flood levels in AOD;

b) demonstration that the surface water run-off would not exceed the 1 in 2.2 year rainfall event (QBAR), calculated to be 13.2 (North East Pond) and 19.9 (South East Pond).

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 where applicable;

f) site investigation and test results to confirm infiltrations rates;

g) details of water quality controls, where applicable.

The scheme shall be fully implemented and subsequently maintained in accordance with the approved details and the details to be agreed by condition 6 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: the condition is required to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to reduce the risk of flooding to the proposed development, elsewhere and to future users, and to ensure that water quality and bathing water quality is not detrimentally impacted by the development proposal. The information is required to be agreed and the approved system implemented prior to commencement to ensure that adequate drainage is in place throughout the lifetime of the development in order to minimise flood risk.

6. (i) Prior to the commencement of development, a management and maintenance plan for the sustainable drainage system for the lifetime of the development shall be submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, this plan 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 designed biodiversity features) and will include elements such as on-going inspections relating to performance and asset condition assessments, 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;

d) The maintenance and management of any designed biodiversity features.

(ii) 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.

Reason: In order 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. It

is necessary for this information to be agreed prior to commencement so that the management plan for the drainage system is in place for the lifetime of the development and associated drainage scheme.

7. No development hereby permitted shall be first occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: In order to ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system.

8. No development shall commence, until a site specific Dust Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of best practicable means to reduce the effects of dust on sensitive receptors. The plan shall include control measures for dust and other air borne pollutants generated both on site and off site. The development shall be carried out in accordance with the approved Management Plan.

Reason: In the interests of safeguarding the residential amenities of nearby neighbours in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan 1999. This information needs to be agreed prior to commencement in order to ensure that the development does not generate unacceptable levels of dust and other air borne pollutants during the construction process.

9. 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. 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.

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). This information must be provided prior to commencement to ensure that the development can proceed without undue risk to the environment or human health.

10. The applicant shall undertake a watching brief during the course of the development works. The watching brief shall be undertaken by a suitably qualified person, with any significant contamination discovered, reported immediately to the Local Planning Authority. The findings of the watching brief shall be reported in writing and submitted to the Local Planning Authority for approval, prior to first occupation of the development.

Reason: In order to safeguard the environment and human health against potential land contamination in accordance with the provisions of paragraphs 17, 120 and 121 of the NPPF and Policy SP14 of the Wyre Borough Local Plan 1999.

11. Prior to the commencement of any works or development on site, a tree protection plan shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall indicate the methods and positioning of tree protection measures such as ground protection (where necessary), Heras protective fencing, and details of specialist construction methodology in relation to the interfaces between the development and the tree(s) protected by Tree Preservation Order No: 009/2016/TPO. The approved tree protection measures shall be in place prior to development works commencing and shall remain until the development is completed.

Reason: In order to adequately protect the trees to be retained on site in the interests of the appearance of the site and biodiversity in accordance with paragraphs 17 and 118 of the NPPF and Policy SP14 of the Wyre Borough Local Plan. This plan must be agreed prior to the commencement of works on site in order to ensure that no works pursuant to the development damage any trees to be retained.

12. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided and retained in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units/bed spaces;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no RSL involved) ;
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure the adequate provision and delivery of affordable housing.

13. No part of the development hereby approved shall commence until a scheme for the construction of the site accesses in the locations identified on the submitted Development Framework plan ref. 6903-L-03 Rev T and all the off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority. These works shall include:

- (a) site access junctions with Arthurs Lane
- (b) improvement scheme for the A588/Bull Park Lane roundabout
- (c) traffic calming / pedestrian improvements on Arthurs Lane
- (d) pedestrian footway improvements on Church Lane

For the purposes of this condition, it is recommended that these highway works are carried out as part of a Section 278 legal agreement with Lancashire County Council as the Local Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Local Highway Authority that the final details of the highway scheme and works are acceptable before work commences on site, in the interests of highway safety.

14. Prior to the commencement of the development, the developer shall submit in writing a detailed phasing / construction programme for the development that includes delivery and completion of all off-site highway works and delivery of the site accesses, for approval in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed programme details.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway works in the interests of highway safety.

15. the new estate road/access between the site and Arthurs Lane shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in the interests of highway safety.

16. Prior to the commencement of development, a Highway Condition Survey shall be undertaken by the developer to determine the condition of those routes used by the construction traffic (as part of the agreed routing plan) between the site access and the A588. The extent of the survey shall be first agreed in writing between the developer and the Local Planning Authority

in conjunction with the Local Highways Authority. A similar survey shall be carried out immediately prior to completion of the development (or in accordance with a timescale agreed in writing by the Local Planning Authority) and the developer shall make good any damage and return the highways to their pre-construction condition.

Reason: In order to ensure that the integrity of the local highway network is maintained in the interests of road safety.

17. Prior to the commencement of the development, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of:

- (a) the parking of vehicles of site operatives and visitors;
- (b) loading and unloading of plant and materials used in the construction of the development
- (c) storage of such plant and materials;
- (d) wheel washing facilities;
- (e) periods when plant and materials trips should not be made to and from the site
- (f) routes to be used by vehicles carrying plant and materials to and from the site and measures to be taken to ensure that drivers use these routes as far as is practicable
- (g) measures to be taken to ensure that construction and delivery vehicles do not impede access to adjoining and nearby properties.

For the purpose of this condition it is recommended that deliveries be made outside of peak hours but the developer should identify appropriate times.

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

Reason: In the interests of highway safety.

18. Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of such external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Any external lighting shall then be provided in full accordance with this agreed scheme. All external lighting shall be screened and angled so as to prevent unnecessary illumination of hedgerows and vegetation to minimise any disturbance to bats.

Reason: In order to safeguard biodiversity and in the interests of the appearance of the site in accordance with the provisions of paragraphs 17 and 118 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

19. Prior to the commencement of development, a scheme of ecological enhancement shall be submitted to and agreed in writing by the Local Planning Authority along with a timetable for implementation and the

development shall then proceed in full accordance with these agreed details. For the purpose of this condition, the scheme shall include details of the retention of ponds and hedgerows on site or the provision of compensatory features where their retention is not practicable.

Reason: In order to safeguard and enhance biodiversity and in the interests of the appearance of the site in accordance with the provisions of paragraphs 17 and 118 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

20. Prior to the commencement of development, a scheme for the provision of home-owner information packs and information/interpretation boards/signage on and off-site shall be submitted to and agreed in writing by the Local Planning Authority and the development then proceed in full accordance with these agreed details. For the purpose of this condition the information submitted shall include the following:

- the content of the home-owner information packs which must explain the conservation value of the nearby designated areas, 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;
- a methodology for the distribution of the home-owner packs including upon resale to the extent to which that is practicable;
- a plan showing the locations of information/interpretation boards/signage
- a mechanism for the installation of information/interpretation boards/signage in off-site locations
- details of the information to be included in the information/interpretation boards/signage
- a timetable for implementation.

Reason: In order to safeguard biodiversity in accordance with the provisions of paragraphs 17 and 118 of the NPPF.

21. Prior to the commencement of any construction on site, a scheme for the provision of 24 bat roosts within built features and 12 bat roosts on trees to be retained shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then proceed in full accordance with these agreed details.

Reason: In the interests of biodiversity safeguarding and enhancement in accordance with the provisions of paragraphs 17 and 118 of the NPPF and.

22. Prior to the commencement of development, a management and maintenance plan for the public open space and all communal areas within the site shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall cover features such as ponds, detention basins, hedgerows and grassland. The plan shall also detail how long-term management of the public open space will be resourced. The management and maintenance plan shall be implemented in accordance with the agreed

details.

Reason: In order to ensure that communal areas of planting are managed in such a way as to safeguard their ecological benefits in the interests of biodiversity and the appearance of the site in accordance with the provisions of paragraphs 17 and 118 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

23. As part of any reserved matters application where layout is applied for, public open space shall be provided on site in accordance with the requirements of saved Policy H13 of the adopted Wyre Borough Local Plan (1999), or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan, and such area or areas of open space shall be provided and available for use, and shall thereafter be retained and maintained for use by the public in accordance with a scheme which shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of any dwelling on the site.

Reason: In order to ensure adequate provision and delivery of public open space in accordance with the provisions of the NPPF and Policy H13 of the Wyre Borough Local Plan (1999).

24. The development hereby permitted shall not commence until a programme of archaeological trial trench excavation and recording has been submitted to and agreed in writing by the Local Planning Authority. The results of this recording shall be undertaken to the standards of the Institute of Field Archaeologists and the results shall be published and made publicly available via the Lancashire Historic Environment Record. The development shall then proceed in full accordance with this agreed programme.

Reason: To safeguard and record a site of known archaeological interest.

25. No trees shall be felled or vegetation cleared during the main bird nesting season (March to September inclusive) unless the absence of nesting birds has first been confirmed by a suitably qualified and experienced ecologist and agreed in writing by the Local Planning Authority.

Reason: In the interests of safeguarding biodiversity in accordance with the provisions of paragraphs 17 and 118 of the NPPF.

26. As part of any reserved matters application where layout is applied for, no built development shall be provided within the area adjacent to Arthurs Lane identified as Public Open Space on the Development Framework plan ref. 6903-L-03 Rev T submitted with the outline application.

Reason: In order to provide an adequate landscape buffer along the Arthurs Lane site frontage to enable the development to sit comfortably within its surroundings, in the interests of visual and residential amenity and in accordance with Policies SP13 and SP14 of the Wyre Borough Local Plan (1999).

Notes: -

1. This permission does not authorise any closure of the public right of way along the north-western boundary of the application site. This public right of way must be kept open and available for use by the general public at all times. In the event that works that would affect the public right of way are required, the developer should contact Lancashire County Council in the first instance for advice.
2. This grant of planning permission will require the applicant to enter into an appropriate legal agreement with Lancashire County Council as the Local Highway Authority. The Highway Authority reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact Lancashire County Council in the first instance to ascertain the details of such an agreement and the information to be provided.
3. Whilst landscaping is a reserved matter, the applicant is advised that any future landscaping scheme/plan should include the provision of appropriate native species and a mix of planting that would deliver clear biodiversity benefits to mitigate for the loss of the site as an area of habitat.

16/00500/FUL

Ms S England. Erection of a replacement dwelling (following the demolition of existing dwelling). Faulkners Fold Cottage, Faulkners Lane, Forton, Preston, Lancashire, PR3 0AL.

The application was before Members at the request of Councillor Wilson. A site visit was undertaken by Members to understand the proposed development and how it sits within its surroundings and within the context of its rural settings, including the proximity to neighbouring properties.

Three objections to the application were put before the committee.

A Ward Councillor spoke to the committee, objecting to the application.

The Agent spoke to the committee supporting the application.

The application was approved as per the recommendation in the report of the Head of Planning Services; that planning permission be granted subject to the following conditions:

Conditions, Reasons and Notes:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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 01/06/2016 including the following plans:

- Proposed Site Plan Drawing Number GA3006-PSP-01-B
- Proposed Elevation and Floor Plans (Revised) Drawing Number GA3006-002-D

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the replacement dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Such details shall make provision for the re-use of those materials used in the existing dwelling (Faulkners Fold Cottage) as far as is reasonably practicable. The development shall be carried out using the approved materials.

4. 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. 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.

5. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development under Parts 1 and 2 of Schedule 2 to that Order shall be carried out without the express permission of the Local Planning Authority.

6. Notwithstanding the details submitted with the application, prior to commencement of the development hereby approved, a drainage scheme for all surface water and foul drainage associated with the development shall be submitted to and approved in writing by the Local Planning Authority in accordance with the sustainable drainage hierarchy outlined in the National Planning Policy Guidance. The development shall be implemented in accordance with the approved details, prior to first occupation of the development and thereafter maintained, managed and retained in accordance with this agreed detail.

7. No development, including site clearance/demolition, shall commence until a scheme for the protection of all trees/hedges being retained on and off site has been submitted to, and approved in writing by, the local planning authority. No development shall commence until the approved

scheme of protection has been fully implemented. The protection measures shall be retained for the duration of the works, and only removed once the development is complete and all machinery and works material removed from the site.

8. No development shall take place until full details of both hard and soft landscape works (Landscape Plan) has been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved prior to first occupation of the dwelling hereby approved. These details shall include hard surfacing materials; minor artefacts and structures (e.g furniture, play equipment, refuse or other storage units, lighting etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme. Within the submitted landscape plan mitigation should also be provided for loss of bird nesting habitat, in particular house sparrow, through provision of artificial nesting opportunities.

9. Notwithstanding the details hereby approved the existing ground levels of the site shall not be altered or changed unless otherwise agreed in writing by the Local Planning Authority.

10. No demolition shall commence or works to trees or shrubs shall occur between 1st March and 31st August (inclusive) in any year unless a detailed bird nest survey has been carried out by a suitably qualified ecologist immediately prior to any clearance and written confirmation that no bird nests are present has been provided in writing to the Local Planning Authority.

11. No development shall take place (including any demolition, ground works or site clearance) until a Method Statement describing measures to be taken for mitigating for potential harm to bats has been submitted to and approved in writing by the local planning authority. The content of the Method Statement shall include the:

- a) Purpose and objectives for the proposed measures;
- b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) Extent and location of proposed measures shown on appropriate scale maps and plans;
- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of demolition and construction;
- e) Persons responsible for implementing the measures described;
- f) Initial aftercare and long-term maintenance (where relevant);

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter

12. No demolition, site clearance or construction shall commence until the Local Planning Authority has been provided in writing with either:

a) a license issued by Natural England pursuant to Regulation 53, of the Conservation of Habitats and Species Regulations 2010 in respect of the likely harm to Soprano Pipistrelle Bats as a result of the demolition of the existing dwelling authorising the specified activity/development go ahead: or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license.

13. Within three months of the first occupation of the replacement dwelling hereby approved the existing dwelling (Faulkners Fold Cottage) as shown on site plan (GA3006-PSP-01-B) shall be entirely demolished, the ground levelled and returned to grassed form and any leftover materials removed from the site.

14. No development including any demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological recording, analysis and reporting work. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

15. No development shall commence until details of the means of enclosure of the site have been submitted to, and approved in writing by, the local planning authority. The development shall then be constructed in accordance with the approved details and all boundary treatments shall be maintained and retained (as approved) at all times thereafter.

Reasons: -

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

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

4. 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).

5. In the interest of the amenity and character of the Countryside Area
6. To ensure that the proposed development can be adequately drained; to prevent the increased risk of flooding, both on and off site resulting from the proposed development; and to ensure that water quality is not detrimentally impacted by the development proposal, in accordance with saved Local Plan policy ENV15 and the National Planning Policy Framework.
7. To prevent damage to trees resulting from the development including during construction works.
8. 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).
9. To ensure that the development has a satisfactory visual impact on the streetscene and a satisfactory impact on neighbouring residential amenity in accordance with Policies SP14 of the Adopted Wyre Borough Local Plan (July 1999).
10. In the interests of the ecology of the area and in accordance with the National Planning Policy Framework.
11. In the interest and conservation of Protected Species and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.
12. In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.
13. The retention of the existing dwelling would result in two dwellings at the site, contrary to Policy SP13 of the Adopted Wyre Borough Local Plan (July 1999)
14. To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.
15. In the interest of visual amenity and so that the local planning authority shall be satisfied as to the details.

Notes: -

1. The programme of work should include the creation of a formal record of the building to be demolished. This should comprise a written and drawn record to Level 2 supplemented by a full photographic record, as set out in "Understanding Historic Buildings" (Historic England 2016). It should be undertaken by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net).

2. The grant of planning permission does not entitle a developer to obstruct a right of way, and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

The meeting started at 2.00 pm and finished at 3.25 pm.

Date of Publication: Monday 6 March 2017.