

Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 7 August 2019 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors Moon, Ballard, I Amos, R Amos, Catterall, Ingham, Le Marinel, Orme, Raynor, Stirzaker and D Walmsley

Apologies for absence:

Councillors Lady D Atkins, Holden and Williams

Officers present:

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

2 members of the public attended the meeting.

No press were present at the meeting.

PA.11 Declarations of Interest

None.

PA.12 Confirmation of Minutes

The minutes of the Planning Committee meeting held on Wednesday 3 July 2019 were confirmed as a correct record.

PA.13 Appeals

The Head of Planning Services submitted a report on appeals lodged and decided between 15 June 2019 and 15 July 2019.

Resolved

That the position regarding the appeals, as set out on pages 1 – 16 of the agenda, be noted and that any Member requiring any further details or clarification on any appeal, should contact the relevant Case Officer.

PA.14 Planning Applications

The Head of Planning Services submitted an application and report to be considered.

Item 1, Application No: 19/00051/FUL - Garstang Sports and Social Club, 94 High Street, Garstang, PR3 1FA
Erection of a new hospitality suite, changing rooms and covered spectator stand (D2 use class).

a) Application approved

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

Item 1- Garstang Sports and Social Club, 94 High Street, Garstang, PR3 1FA

Application Number: 19/00051/FUL

The application was before Members at the request of Councillor Lady Atkins.

A site visit took place to enable Members to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

Graham Salisbury, representative of the Applicant, Mr A Wilding, spoke in favour of the application.

The application was **APPROVED** subject to the conditions with reasons below, as per the recommendation.

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 7 February 2019 including the following plans/documents:

- ☐ proposed changing and hospitality facilities GA2035-CHANGE-01-E
- ☐ site location plan GA2035-LP-01-C
- ☐ proposed site plan GA2035-PSP-01-F
- ☐ proposed topographical levels GA2035-TP-02-A
- ☐ proposed spectator stand GA2035-SPEC-01

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

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

3. Prior to first use of any part of the development hereby approved the secure cycle storage provision shown on the approved plans (GA2035-PSP-01-F) and 'arcrange' specification received on 14.2.19 shall be provided and thereafter maintained and retained.

Reason: To encourage travel to the site by sustainable transport mode, in accordance with policy CDMP6 of the Wyre Local Plan (2011-31).

4. No part of the development shall be first occupied or brought into use until the drainage works and levels have been completed in accordance with the approved scheme (as shown on approved plan GA2035-PSP-01-F and in the approved Flood Risk Assessment (FRA) [June 2019 Reford].

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 CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

5. Prior to the commencement of development, including any demolition works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The

CEMP shall include and specify the provision to be made for the following:

- (a) dust and dirt mitigation measures during the demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (b) control of noise and vibration emanating from the site during the demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (c) hours and days of demolition / construction work for the development expected to be 8.00-18.00, Monday to Friday, 08.00-13.00 on Saturday with no working on Sunday and Bank / Public Holidays
- (d) contractors' compounds and other storage arrangements
- (e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the demolition / construction period
- (f) arrangements during the demolition / construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)
- (g) the routing of construction traffic and measures to ensure that drivers use these routes as far as is practicable
- (h) external lighting of the site during the demolition / construction period
- (i) erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (j) recycling / disposing of waste resulting from demolition / construction work

(k) measures to protect watercourses against spillage incidents and pollution
The construction of the development including any demolition works shall be carried out in accordance with the approved CEMP.

Reason: Such details were not submitted with the application and need to be in place throughout the demolition / construction period in the interests of the amenities of surrounding residents, to maintain the operation and safety of the local highway network, to minimise the risk of pollution and to safeguard the character and appearance of the area in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

6. Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with an Artificial Lighting Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the lighting will be installed in accordance with the Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light GN01:2011 (or any subsequent replacement guidance). The lighting shall be installed and operated in accordance with the approved scheme details, which shall be maintained and retained thereafter.

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

7. No amplified recorded or live music shall be played at any time, nor shall any external sound system be installed and used, in the outside area(s) of the application site as defined by the red edge on the approved site location plan without prior written consent from the Local Planning Authority.

Reason: To avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

8. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) [June 2019 Reford] and the mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

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

9. The development hereby approved shall not be first occupied or brought into use until the parking / turning area(s) shown on the approved plan [GA2035 PSP-01-F] has been laid out, surfaced and drained. The parking / turning area(s) shall not thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Reason: To ensure that adequate off road parking is provided to serve the

development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan.

10. The use hereby permitted shall not operate outside the hours of 17:30-20:30 Monday to Friday, 14:30-18:00 Saturdays, Sundays and Bank holidays/public holidays.

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

11. There shall be no changes to the existing ground level on site as shown on the [GA2035-TP-02-A] plan unless proposed ground level changes are submitted and approved in writing by the Local Planning Authority prior to such change taking place. The ground levels shall be constructed and completed in accordance with the approved details.

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

12. (a) With respect to the spectator stand and new pathways, no development above ground level shall be commenced until details of the materials to be used in the construction of the external surfaces of the building (including the external walls Page 28 and roof) and paths have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.
(b) With respect to the hospitality suite and changing room building, the development shall be carried out strictly using the approved materials set out in the approved GS2035 - Material Schedule document received on 08 March 2019, unless minor variations are submitted to and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

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

13. The use of the premises shall be restricted to purposes which are ancillary to the main use of the site being a football ground and shall not be used as a separate unit.

Reason: To prevent the over-development of the site and prevent inappropriate development in this location, in accordance with Policies CDMP3, CDMP4 and EP5 of the Wyre Local Plan (2011-31).

14. Prior to the first use of the development hereby approved, details of a scheme to anchor the proposed spectator stand and changing and hospitality facilities to the ground shall be agreed in writing with the Local Planning Department.

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

works have been completed in accordance with the approved details.
Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

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

The meeting started at 2:00pm and finished at 2:14pm.

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