

# **PLANNING COMMITTEE UPDATE SHEET**

**COMMITTEE DATE: 4 November 2020**

<b>APPLICATION NO.</b>	<b>TEAM LEADER</b>	<b>ITEM NO.</b>	<b>PAGE NOS.</b>
18/00469/OULMAJ	Lyndsey Hayes	01	09-46

## **Amendments to Conditions**

The following amendments to the wording of conditions 3, 23 and 25 are suggested to ensure they are workable at reserved matters stage, and align with the approved Forton Masterplan (in terms of alternative location for the community centre and width of the footpath link). The proposed amendments have been agreed with the applicant.

### **Condition 3 – additional text shown underlined**

(a) The total number of residential units to be provided on the site in the general locations shown on the approved Indicative Concept Plan (Drawing Number (03)010 Rev C) shall be up to 195;

(b) No less than 1.0ha of land shall be provided on the site in the general location shown on the approved Indicative Concept Plan (Drawing Number (03)010 Rev C) for the development of employment uses within class B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended);

(c) No less than 0.2ha of land shall be reserved for the provisions of a neighbourhood centre in the general location shown on the approved Indicative Concept Plan (Drawing Number (03)010 Rev C) for uses comprising a class A1 retail (convenience) store and a class D1 community centre as per the Town and Country Planning (Use Classes) Order 1987 (as amended) unless written confirmation is provided in writing by the Local Planning Authority that some or all of this safeguarded land is no longer required;

(d) The total amount of floorspace to be provided for the class A1 retail (convenience) store specified within (c) above shall not exceed 500m<sup>2</sup> (gross).

(e) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2020 or Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any subsequent order amending or revoking and replacing that order, the units hereby permitted within (b) above shall only be used for the purposes of classes B1/B2/B8 (or class E(g) if that was to become the lawful use of any B1 use implemented) and the retail unit hereby permitted within (c) above shall only be used for the purposes of class A1 (convenience) retail (or class E(a) or F2(a) if that was to become the lawful use of the A1 use implemented), nor shall any

mezzanine floor be installed in any of those units, without the express permission of the Local Planning Authority.

[\*NB: the transitional arrangements allowed by the Town and Country Planning (Use Classes) Order 2020 mean that the use classes specified by this condition are those applied for when the application was made]

Reason: To ensure that the development delivers appropriate sustainable housing and employment growth whilst ensuring the uses are provided in the right location on the site and will not undermine the vitality and viability of nearby centres in accordance with Policies SP1, SP2, HP1, EP1, EP5 and SA1 of the Wyre Local Plan (2011-2031) and the approved Forton Master Plan.

**Condition 23 – duplicated text to be deleted and additional text shown underlined**

Prior to the commencement of each approved phase of the development:

(A) A scheme for the construction of the internal link road and access to the 1ha of Employment land ~~and the 0.20ha Neighbourhood Area~~ as identified of the approved Concept Plan (ref: 03010 Rev C) and the approved Forton Masterplan shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be constructed and completed to at least base course level in accordance with the approved details prior to the first occupation of the 50th dwelling hereby approved.

(B) A scheme for the construction of the internal link road and access to the 0.20ha Neighbourhood Area as identified of the approved Concept Plan (ref: 03010 Rev C) and the approved Forton Masterplan shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be constructed and completed to at least base course level in accordance with the approved details prior to the first occupation of the 50th dwelling hereby approved.

Reason: In order to ensure that the ~~allocated~~ designated area of employment land and neighbourhood centre is accessible and available concurrently with the remainder of the development in accordance with the provisions of Policies EP1 and SA3/4 of the Wyre Borough Local Plan 2011-2031.

**Condition 25 – replacement text shown underlined**

Where an application is made for approval of details of layout, the submitted details must provide for footpath / cycle links each ~~3.5~~ 2.5 metres wide that connect the highway network on the site to the existing PROW network at the north easterly and southerly site boundary, as well as to Wallace Lane and School Lane, in the general locations shown on the approved Concept Plan (ref: 03010 Rev C). The said footpath / cycle links shall be constructed to an adoptable standard for their entire full length and width from their respective junctions with the highway network on the site to their respective junctions with the PROW network and/or adopted highway adjacent to the site. After their construction in accordance with this condition the said two

footpaths shall thereafter be maintained and remain open and unobstructed at all times unless and until they have both been adopted by the local highway authority.

Reasons: To ensure that the development provides appropriate connections and sustainable linkages to neighbouring development and the wider highway network in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

### **Additional Neighbour Representations**

Since the publication of the committee report 2 additional letters of objection have been received. The primary (planning) concerns set out relate to the following matters:

- Developers have compromised the original field drain
- Original flow rates should be taken into consideration
- Lack of infrastructure
- Drainage concerns
- Fencing proposes visual harm
- Lack of support for school places
- Highway impacts

#### *Officers Response:*

The observations received are acknowledged however they are not new or additional matters that have not already been addressed in the Case Officers report in conjunction with the Councils Drainage Engineer.