

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2nd December 2020

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00332/REMAJ	Lyndsey Hayes	02	39-56

Point of clarification

County Councillor Alf Clempson has responded to the application but his comments were included in the summary of neighbour representations in section 7.2 of the main committee report rather than being set out separately. For the avoidance of doubt Councillor Clempson's objections to the scheme are summarised below:

- The development is out of keeping with the surrounding area;
- The land is unsuitable for development and will increase existing subsidence and flooding issues;
- The highway infrastructure cannot cope with current traffic levels;
- Affordable housing has been reduced to suit the developer;
- This is a reserved matters application but mistakes were made previously and common sense should now be applied.

Officer's response: Matters of land being unsuitable for development, highway traffic, reduction in affordable housing and drainage / flood risk have already been dealt with at outline stage and cannot be revisited in this reserved matters application. The matter relating to the appearance of the dwellings is addressed in the main report.

Housing Land Supply update

Since the publication of the agenda the Planning Inspectorate (PINS) has responded to the submission of the council's Annual Position Statement (APS). An update on the council's five year housing supply is set out below and is to replace paragraph 5.1.3 of the main report:

The council received confirmation from PINS that it could no longer confirm its 5 year housing land supply by using an Annual Position Statement (APS). This assessment was undertaken on the basis of a 10% buffer and the Inspector's Report.

Therefore in accordance with the National Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) §73, the council will now need to be able to demonstrate a 5 year housing land supply position (with a 5% buffer) when dealing with applications and appeals. The latest available evidence on housing delivery is that set out in the council's APS submission for 2020 which demonstrates a deliverable housing land supply position of 5.9 years. The council's 5 years housing land supply position has recently been considered by an Inspector and even if the Inspector's conclusions were accepted in full there would be a housing land supply

position of a minimum 5.2 years (including a 5% buffer). There is therefore full confidence that the council is able to demonstrate a deliverable 5 year housing land supply.

The updated position does not affect the assessment of the development as this is a reserved matters application as such it is not necessary or appropriate to revisit the principle. However approval of this application could assist the council in demonstrating a 5 year housing land supply.

Additional consultee responses / representations

Environment Agency

Since the publication of the agenda sectional drawings showing the dwellings in relation to the watercourse along the southern boundary have been submitted to address previous comments made by the Environment Agency. The Environment Agency has responded to advise the drawings have addressed their previous concerns and as such they have withdrawn their objection. The developer is reminded they they require an environmental permit for the proposed flood risk activities in relation to the main river, Oldfield Carr Lane watercourse. This can be added as an informative to any favourable decision.

Additional Neighbour Comments:

Since the committee report was prepared, 7 additional neighbour objections have been received, which are summarised as follows:

- The Council perpetuates lies and misinformation about the effects of the development on the surrounding area;
- The Council is promoting development for its own benefit and ignores local residents;
- Neighbouring resident's amenity will be affected via overlooking and overshadowing of bungalows from two storey dwellings;
- The local roads cannot safely accommodate additional traffic;
- There will be subsidence of land and groundwater and flooding issues;
- Schools and healthcare capacity will be affected;
- There is a lack of affordable housing;
- Loss of habitat for wildlife and conservation, particularly birds (owls, kestrels, buzzards);
- Noise and disturbance to residents and additional construction traffic;
- Impact on existing residents health through loss of view and lack of peace and tranquillity to maintain quality of life, particularly for those with illnesses
- Out of keeping with bungalow properties along Holts Lane which are not themselves allowed to build above their current height limit and whose personal space / privacy would be infringed upon;
- Existing roads are bottlenecked

Officer's response: Matters of land being unsuitable for development, highway traffic, reduction in affordable housing, drainage / flood risk, ecology, impact to residents during construction and impact on schools and healthcare have already been dealt with at outline stage and cannot be

revisited in this reserved matters application. The matters relating to impact on residential amenity and appearance of the dwellings are addressed in the main report.

Conditions

The following updates are required to conditions 1, 7 and 15 to reflect additional plans/information submitted. An additional condition (16) is also suggested.

Condition 1 (Approved Plans) – changes shown in ***bold italics***:

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 07.04.2020 including the following plans/documents:

- Location Plan Drg No.18-41-0S01
- Proposed Site Layout Drg No.18-41-P01 Rev H
- Proposed Site Layout (Colour) Drg No.18-41-P01 Rev H
- Boundary Treatments Drg No.18-41-P02 Rev H
- Affordable Housing Layout Drg No.18-41-P04 Rev H
- Refuse Management Plan Drg No.18-41-P05 Rev H
- Cross Section/Street Scene Locations Drg No.18-41-P06 Rev H
- Public Open Space Plan Drg No.18-41-P07 Rev H
- Streetscenes & Cross Sections Drg No.18-41-SS01 Rev B
- Landscape Proposals Sheet 1 of 2 Drg No.6286.04 Rev C
- Landscape Proposals Sheet 2 of 2 Drg No.6286.05 Rev C
- ***Adoptable Drainage Layout Drg No.40-01 Rev P2***
- ***Adaptable Housing Drg No.18-41-P04 Rev H***
- ***Site Sections Location Plan Drg No.SS01 Rev A***
- ***Site Sections Details Drg No.SS02 Rev A***

House Types:

- The Adel v2.1 Drg No.V2.1 - ADE - 01 Rev 1
- The Bretherton v2.1 Drg No.V2.1 - BRE - 01 Rev 2
- The Astbury v3 Drg No.V3 - AST - 01 Rev 1
- The Kerridge v2.1 Drg No.V2.1 - KER - 01 Rev 2
- The Bowland v2.1 Drg No.V2.1 - BOW - 01 Rev 1
- The Hartford v2.1 Drg No.V2.1 - HAR - 01 Rev D
- The Bowland (SPE + BAY) v2.1 Drg no: V2.1 - BOW-SPE-BAY - 12 Rev 1
- The Hartford SA v2.1 Drg no. V2.1 - HAR - SA - 01 Rev D
- The Wynbury SA v2.1 Drg no: V2.1 - WYN-SA - 01 Rev 1
- The Hartford DG SA v2.1 Drg no: V2.1 – HAR-DG - SA - 01 Rev D
- ***The Denholme v2.1 Drg No.V2.1 - DEN - 01 Rev 2***
- The Ashley v2.1 Drg No. V2.1 - ASH - 01 Rev A
- The Denholme (BAY) v2.1 Drg No.V2.1 - DENBAY - 01 Rev 1
- The Brierfield v2.1 Drg No.V2.1 - BRI - 01 Rev A
- The Carron v2.1 Drg No.V2.1 - CAR - 01 Rev 2
- The Shelley v2.1 Drg No.V2.1 - SHE - 01 Rev A

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

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

Condition 7 (Approved Levels) - changes shown in ***bold italics***

7. The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details as shown on approved plan ***Drg No.40-01 Rev P2.***

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).

Condition 15 (Adaptable Housing) – changes shown in ***bold italics***:

15. The development shall be carried out and maintained thereafter in accordance with the following approved details to ensure 20% of the dwellings are suitable or adaptable for older people and people with restricted mobility:

- Adaptable Housing Statement, received by the LPA 23rd November 2020

- Adaptable Housing Layout Drg No.18-41-P04 Rev H, received by the LPA 23rd November 2020.

Reason: To meet the needs of the ageing population and people with restricted mobility in the borough in accordance with Policy HP2 of the Wyre Local Plan (2011-31) and the provisions of section 5 of the NPPF.

Condition 16 – additional condition

As details of the proposed substation and pumping station have not been provided for consideration, the following condition is recommend for any permission granted:

16. Details of the appearance (size, materials and external colour finish) of the Electricity Substation and Pumping Station as shown on the approved Proposed Site Layout Drg No.18-41-P01 Rev H, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out and retained thereafter in accordance with the approved details.

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