

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 3rd March 2021

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00405/LMAJ	Lyndsey Hayes	02	49-81

Amendments to conditions

The applicant has submitted additional information to satisfy a number of the drafted conditions which required information to be submitted prior to commencement of development. Where relevant consultees have been consulted. The following conditions have been re worded accordingly.

Condition 9 (Homeowner Packs)

The approved ecology homeowner information packs (titled Environmental Information Pack, received 22/02/2021) shall be made available to future home owners, in accordance with the approved methodology for their distribution (statement provided by the Applicant, Email received 03.21).

Reason: In order to safeguard biodiversity from the recreational disturbance effects of residential development in close proximity to Morecambe Bay, in accordance with the provisions of Policy CDMP4 of the Wyre Local Plan 2011-31.

Condition 11 (Lighting detail – Ecology)

The street lighting shall be installed and operated in accordance with the approved scheme details (Drawing Number SL/1300/001/REV A) and shall be maintained and retained thereafter.

Reason: In order to safeguard visual amenity and biodiversity and residential amenity and in the interests of public safety in accordance with Policies CDMP1, CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

Condition 12 (Acoustic and ecological bund detail)

The acoustic/wildlife enhancement bund along the eastern boundary of the site shall be provided in accordance with the approved details (Drawing Number: Bourne Road Bund, Jan 21) prior to first occupation of any dwelling unless an alternative timeframe is first submitted to and approved in writing by the Local Planning Authority, in which case the bund shall then be provided in accordance with the agreed timeframe.

During the construction of the acoustic/wildlife enhancement bund, the approved protective measures along the eastern boundary of the site

(statement provided by the Applicant, Email received 11.01.21) shall be in place, and retained / maintained at all times thereafter.

Reason: To ensure the bund is satisfactorily constructed and landscaped in a timely manner in the interests of visual amenity and ecology and residential amenity (noise mitigation) in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31)

Condition 14 (Construction Environmental Management Plan)

The construction of the development including any demolition works shall be carried out strictly in accordance with the approved Construction Method Statement Dated January 2021 – Revision 2 and the Environmental & Dust Management Plan Dated January 2021 Revision 2 and Site Welfare Plan Drawing Number Bourne Road P34 Revision B.

Reason: 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 and minimise the impacts upon residential amenity in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

Condition 28 (Travel Plan)

The approved Travel Plan Ref 3019 dated January 2021 (and an associated Travel Plan Co-ordinator as specified in the approved Travel Plan) shall be implemented and operational from the point of the first occupation of any of the dwellings hereby approved for a period of not less than five years from the date of full occupancy of the development.

Reason: To promote sustainable development by encouraging sustainable travel modes and reducing dependence on private motor vehicles in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

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Paragraph 9.14 of the committee report sets out that the external materials used for the construction of the dwellings will comprise of three contrasting red bricks:- Ibstock Alderley Russet blend, Calderstone Claret and Ravenhead smooth. The applicant has since advised that due to availability a Calderstone Russet brick will be used instead of the Alderley Russet. The replacement brick is considered very similar in appearance and is considered to be acceptable. A revised plan has been submitted to reflect this and condition 3 will be updated accordingly.

Condition 3 (Materials)

The development shall be carried out strictly using those materials specified on the approved plan(s) (Materials Distribution Plan ref Bourne Road - PO4 Rev D) unless other 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)