

## **Committee Report**

**Date: 1<sup>st</sup> December 2021**

<b>Item Number</b>	<b>03</b>
<b>Application Number</b>	<b>21/00898/FUL</b>
<b>Proposal</b>	<b>Erection of four detached dwellings with access from Skippool Road (following demolition of existing buildings) (amendment to planning permission reference 20/00882/FUL)</b>
<b>Location</b>	<b>Prospect Farm Skippool Road Thornton Cleveleys Lancashire FY5 5LD</b>
<b>Applicant</b>	<b>Mr Basri</b>
<b>Correspondence Address</b>	<b>c/o Mr Carter's Consultancy The Big Shippon Clifton Fields Preston PR4 0XG United Kingdom</b>
<b>Recommendation</b>	<b>Permit</b>

## **REPORT OF THE HEAD OF PLANNING SERVICES**

### **CASE OFFICER - Mr Rob McKillop**

#### **1.0 INTRODUCTION**

1.1 This application is before Members of the Planning Committee for a decision given the application involves amendments that are materially different to the scheme approved by Planning Committee in January 2021. A site visit is recommended to enable Members to understand the proposal beyond the submitted plans.

#### **2.0 SITE DESCRIPTION AND LOCATION**

2.1 The application site lies north of Amounderness Way (A585) accessed via a long driveway leading from the west side of Skippool Road. The site comprises a two storey farmhouse as well as a mix of brick, timber and portal framed buildings associated with the former agricultural use. The buildings vary in height and size although are dilapidated in appearance. The access to Skippool Road also serves other dwellings, namely Barton House and Aloha. There is a group of trees (19 poplars and 2 sycamores) along the southern boundary with Amounderness Way covered by a Tree Preservation Order (TPO). Since the previous application was considered by members, a number of these trees have been removed (please refer to 9.16 of this report for further details). The site is within the Green Belt as designated in the adopted Local Plan, with open fields beyond to the north and west.

### **3.0 THE PROPOSAL**

3.1 The proposal is for the demolition of existing agricultural buildings and erection of four detached dwellings. The dwellings would be set in two pairs, with Plots 1 and 2 sharing identical designs, and Plots 3 and 4 being larger with alternative features, but also matching. The dwellings would all have five en-suite bedrooms at first floor, with large open-plan areas at ground floor. The larger dwellings to Plots 3 and 4 would also have a swimming pool and extra bedroom at ground floor level. The proposed designs include large windows and glazing to the roof as well as green roofs and landscaping areas. Access would continue to be from Skippool Road.

3.2 In terms of the differences from the approved scheme, the basement level has now been removed from Plots 3 and 4 and the ground floor footprint for these dwellings has been increased (to the side and rear). The previous ground floor level to Plots 3 and 4 was slightly "sunken" and this has now been raised, with the effect being that these dwellings would now appear 1.0m higher (above the adjacent land level) when compared to the previous scheme. The proposed rear boundary of these plots has also been extended to the north to allow for larger rear gardens.

3.3 In respect of Plots 1 and 2, the double garage element would now project to the side of the dwellings, with an en-suite bedroom above. This would allow for an additional large snug and study at ground floor level.

3.4 The application also includes details in respect to the removal of the trees along the southern boundary and replacement tree planting.

3.5 The application is supported by the following documents as follows:

- Design & Access Statement
- Planning Statement
- Tree Survey and Protection Plan
- Barn Owl, Bat and Nesting Bird Survey
- Great Crested Newt Statement
- Noise Impact Assessment
- Drainage Plans

### **4.0 RELEVANT PLANNING HISTORY**

4.1 04/01106/FUL: Conversion of agricultural buildings into 5 holiday units - Permitted.

4.2 15/00753/FUL: Erection of 9 dwellings with associated parking and landscaping (following demolition of existing agricultural buildings and farmhouse) - Permitted.

4.3 20/00882/FUL: Erection of four detached dwellings with access from Skippool Road (following demolition of existing buildings). Permitted.

## **5.0 PLANNING POLICY**

### **5.1 ADOPTED WYRE BOROUGH LOCAL PLAN**

5.1.1 The Wyre Local Plan 2011-2031 (WLP31) was adopted on 28 February 2019 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

5.1.2 The following policies contained within the WLP31 are of most relevance:

- SP1 - Development Strategy
- SP2 - Sustainable Development
- SP3 - Greenbelt
- CDMP1 - Environmental Protection
- CDMP2 - Flood Risk & Surface Water Management
- CDMP3 - Design
- CDMP4 - Environmental Assets
- CDMP6 - Accessibility & Transport

### **5.2 OTHER MATERIAL CONSIDERATIONS**

5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on the 20th July 2021. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The policies in the 2021 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

5.2.2 The following sections / policies set out within the NPPF are relevant to the determination of this application:

- Chapter 2 - Achieving sustainable development
- Chapter 4 - Decision-making
- Chapter 5 - Delivering a sufficient supply of homes
- Chapter 6 - Building a strong, competitive economy
- Chapter 8 - Promoting healthy and safe communities
- Chapter 9 - Promoting sustainable transport
- Chapter 12 - Achieving well-designed places
- Chapter 13 - Protecting Green Belt land
- Chapter 15 - Conserving and enhancing the natural environment

5.2.3 In accordance with the National Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) Para 74, the council must 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 Housing Implementation Strategy (published 30 September 2021) which demonstrates a deliverable housing land supply position of 6.4 years. The council's position therefore is that it is able to demonstrate a deliverable 5 year housing land supply.

### 5.3 OTHER RELEVANT GUIDANCE / LEGISLATION

- Conservation of Species and Habitats Regulations 2017
- National Planning Practice Guidance (NPPG)
- Supplementary Planning Guidance 4 - Housing Layouts

## 6.0 CONSULTATION RESPONSES

### 6.1 GREATER MANCHESTER ECOLOGY UNIT (GMEU)

6.1.1 No objections.

### 6.2 LANCASHIRE COUNTY COUNCIL (HIGHWAYS)

6.2.1 No objections subject to conditions

### 6.3 LANCASHIRE FIRE & RESCUE SERVICE

6.3.1 Standing advice with reference made to current building regulations.

### 6.4 WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE)

6.4.1 No response received.

### 6.5 WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (NOISE)

6.5.1 No response received

### 6.6 WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (LAND CONTAMINATION)

6.6.1 No response received.

### 6.7 WYRE BC HEAD OF PUBLIC REALM AND ENVIRONMENTAL SUSTAINABILITY (TREE OFFICER)

6.7.1 Additional detail and conditions required.

## **7.0 REPRESENTATIONS**

7.1 No public representations received.

## **8.0 CONTACT WITH APPLICANT/AGENT**

8.1 Additional/Revised plans have been submitted for consideration during the application process.

## **9.0 ISSUES**

9.1 The main Planning issues are:

- Principle of development and Policy compliance
- Visual Impact / Design
- Impact on Residential Amenity
- Impact on Highway / Parking
- Flood Risk / Drainage
- Ecology
- Trees/Landscaping
- Contamination

Principle of development and Policy compliance

9.2 The site is within an area defined as Green Belt. Policy SP3(1) of the Wyre Local Plan (WLP31) reflects national planning policy (set out in the NPPF) stating that planning permission will not be granted for inappropriate development as defined in national policy, except in very special circumstances. Part 2 of policy SP3 sets out that where development is deemed appropriate, it should meet the requirements of other Core Development Management Policies and should seek to minimise the impact on the openness of the Green Belt. Part 3 of the policy states that the construction of new buildings is inappropriate development in the Green Belt, except for categories of development defined in national policy. Paragraph 149 (Part G) of the NPPF lists the exceptions which are not inappropriate in the Green Belt.

9.3 Given the previous use of the site for agriculture, according to current planning policy, the proposed residential development would represent an inappropriate form of development in the Green Belt. However, permission 20/00882/FUL remains extant and is considered to represent a legitimate fall-back position which carries significant weight in this case. As such, it is accepted that the principle of the proposed development is already established at the application site and the main consideration in the determination of this application is whether the amendments to the approved scheme would result in any unacceptable additional harm to the openness of the Green Belt.

9.4 In terms of the increased garden to Plots 3 and 4, this would not encroach significantly further into the Green Belt to the north, and agricultural

fields beyond this would still be retained. The resultant curtilage sizes for these two plots is not considered to be excessive and is not considered to result in any unacceptable impact on the openness of the Green Belt. It is suggested that a condition should be added to remove permitted development rights to prevent any large outbuildings from being constructed which could impact on openness. The increased height of the Plots 3 and 4 by 1 metre compared to the approved scheme is not considered to result in any additional impact on the openness of the Green Belt, and the proposed side extension would not be prominent within views of the wider area. Additionally, the proposed double garage to the side of Plots 1 and 2 has been reduced during the application process, and its subservient appearance is not considered to result in any unacceptable impact on the openness of the Green Belt.

9.5 Overall, in view of the above, the application is considered to be acceptable in principle. Other material considerations are listed below.

#### Visual Impact / Design

9.6 Policy CDMP3 of the WLP31 sets out that, amongst other things, development must be designed to respect or enhance the character of the area. Good design is also a key aspect of sustainable development as set out in Chapter 12 of the NPPF.

9.7 The proposed dwellings are of a large scale, and whilst this is not unacceptable in itself, it will result in a larger mass of development with increased visibility from surrounding vantage points. However, there are a mixture of existing agricultural buildings on the site to be demolished and replaced by the proposed dwellings. The application details indicate that the extent of the replacement buildings would be similar to the extent of these existing buildings, and the proposed dwellings would have a comparatively lower overall volume. Importantly, the extant permission is considered to represent a legitimate fall-back position which carries significant weight in considering the visual impact of the current proposal, and the proposed dwellings would generally be similar in scale and appearance to those previously approved.

9.8 The increased overall height of 1.0m for Plots 3 and 4 results from a change to the floor level following the removal of the basement level. Given the layout would not be significantly altered, this overall increase in height is not considered to present any significant visual implications within the surrounding area compared to the previously approved scheme. The increased ground floor area would wrap around the side and rear of these plots and is not likely to be visually prominent in views within the surrounding area. The proposals would still allow a gap and some views between these plots from certain aspects.

9.9 In respect of Plots 1 and 2, the proposed double garage element with bedroom above would project to the side of these dwellings. This would partially close the gap between these plots and following officer concerns, this side element has been reduced in height by 0.2m and in depth by 0.4m. This

would ensure it appears secondary, rather than a continuation of these dwellings. This is considered more appropriate given the possibility of views from the A585, and the layout would still allowing for views between building Plots 1 and 2.

9.10 A contemporary design approach is proposed with high quality materials, including large glazed elements to the front of the proposed dwelling. This reflects the previously approved scheme and is considered an acceptable design approach in the circumstances. Overall, the scheme is not considered to result in any significant additional harm to the openness of the Green Belt when compared to the previously approved scheme and is still considered to be a high quality and innovative design with high level sustainable credentials as was afforded significant weight in the fall-back position. In conclusion, the proposed dwellings would not conflict with Policies SP3 and CDMP3 of the Local Plan and the design guidance set out in the NPPF.

#### Impact on Residential Amenity

9.11 The nearest existing residential neighbours are a significant distance away from the proposed dwellings. The existing shared access would be used, however the proposals are not likely to result in any increase in vehicle movements or disturbance compared to the approved scheme or the previous use of the site for agriculture.

9.12 In terms of amenity impacts for future occupiers, the proposed dwellings include balconies, however they would not have a direct outlook towards other plots and the scheme would provide an acceptable level of amenity for future occupiers. Sufficiently sized private garden areas are proposed. Given the site's proximity to the A585, noise mitigation measures have been included within the application details, which would prevent any unacceptable noise impact for future occupiers. Overall, subject to conditions, the application would have an acceptable impact on residential amenity and would accord with Policies CDMP1 and CDMP3 of the WLP31, SPG4 (Housing Layouts) and the NPPF.

#### Impact on Highway / Parking

9.13 Access to the site would be via an existing access and driveway leading from the west side of Skippool Road to the north of the roundabout. This currently provides access to the existing farmstead and the two neighbouring dwellings adjacent to Skippool Road. This access is unrestricted at present, with potential for it to be used by larger agricultural vehicles. There is also an existing access to the southern boundary on to Amounderness Way (A585) which would also allow for use by agricultural vehicles. Given the busy nature of Amounderness Way, it would be undesirable for this access to be used in the interests of highway safety. The removal of the farm buildings is likely to result in a reduced use of this access and the proposed development would be served via the east access drive only. Furthermore, there would be sufficient space for vehicle parking/turning

within the site confines. On this basis, the application is deemed not to result in any additional impacts in terms of highway safety. LCC Highways have reviewed the application and raise no objections to the proposal, subject to conditions in respect of access details, hard surfacing areas and wheel washing during construction. The existing access track is already hard surfaced up to the boundary with the adopted highway. Given that only four dwellings are proposed which would be at the end of an existing farm access track, it is not considered reasonably necessary for wheel washing facilities to be provided given the reduced likelihood of mud and loose material being deposited within the highway. Furthermore this condition was not imposed on the previous permission. Subject to appropriately worded conditions in respect of the access and parking provision, the application would have an acceptable impact on highway safety in accordance with Policy CDMP6 of the Local Plan (2011-31).

#### Flood Risk / Drainage

9.14 The site is within Flood Zone 1 (lowest risk) and so the flood risk sequential and exception tests are not required. The drainage proposals reflect the approved scheme with surface water discharging to an existing watercourse to the north of the site and a foul water connection to the public sewer on Skippool Road. Updated plans can be secured by condition to take account of the minor layout changes and alterations to house types. On this basis, the application would have an acceptable impact on drainage and would not increase flooding on the site or local area in accordance with Policy CDMP2 of the WLP31.

#### Ecology

9.15 A bat survey was submitted in relation to the previous permission which found no bats within the buildings that are proposed for demolition. GMEU has confirmed that this survey remains applicable to the development and therefore no harm to bats would arise. In respect of great crested newts, GMEU previously advised (under permission 20/00882/FUL), that any risks are very low and no objections were raised subject to mitigation measures being made into a condition. This condition would be reattached, should permission be granted.

9.16 Overall, subject to suitably worded conditions, it is not considered that the proposed development would result in any unacceptable impacts on protected species and their habitats and the application would accord with the Conservation of Species and Habitats Regulations 2017, the NPPF and Policy CDMP4 of the WLP31.

#### Trees / Landscaping

9.17 A number of trees, protected under the group TPO to the southern boundary fronting Amounderness Way have been removed. Whilst these were not directly affected by the proposed development, groundworks associated with the ongoing major highway improvement schemes along



Amounderness Way (by Highways England) had resulted in damage to parts of the root structure to these trees. It is noted that the submitted survey states several of these trees were in need of removal, and given their close proximity to each other, any removal was considered likely to destabilise any remaining trees. Therefore, these trees have been removed and replacement planting (native species) is now proposed. The council's Tree Officer has advised that this is acceptable, subject to the proposed mitigation planting being secured by way of planning condition. Additional landscaping is proposed around the north, east and west boundaries, however precise details have not been provided and would need to be secured by conditions should permission be granted. Overall, subject to appropriate conditions, it is considered that there would be no unacceptable impact on trees and appropriate planting is proposed to mitigate and loss of trees in accordance with Policy CDMP4 of the WLP31.

### Contamination

9.18 A condition would be added to any permission granted to require appropriate site investigation and remediation strategy if required. On this basis, the development would have an acceptable impact in terms of land contamination in accordance with Policy CDMP1 of the WLP31.

### Other Issues

9.19 There would be room for bin storage within the site, however the collection details are unclear given the unadopted nature of the access drive. A condition would be added to any permission granted to ensure details are provided for approval prior to development.

9.20 Policy SP2 of the WLP31 requires development proposals to make an appropriate response to climate change. The Design and Access Statement outlines that the dwellings would be designed as zero carbon homes to includes high levels of insulation, solar energy and photovoltaic panels, green roofs, efficient non fossil fuel heating systems and ventilation, thermal massing properties and rainwater harvesting. New tree planning is also proposed. Furthermore policy CDMP6 of the WLP31 requires the dwellings to be served by electric vehicle recharging points. Subject to appropriately worded conditions to secure these aspects, the development is considered to satisfy policy SP2 of the WLP31.

## **10.0 CONCLUSION**

10.1 Notwithstanding the conflict with Policy SP3 of the WLP31 and Paragraphs 147 and 149 of the NPPF, the principle of development has been established via grant of permission 20/00882/FUL which represents a legitimate fall-back position and carries significant weight in this case. It is considered that this application would not result in any significant additional impacts on the openness of the Green Belt. The dwellings would have a similar appearance to the previously approved scheme and the development is considered to have an acceptable visual impact. Whilst there has been

some removal of trees, which is understood to have been necessary due to ground works being carried out outside of the applicant's control, appropriate replacement and new landscaping is proposed to mitigate for their loss. Overall no unacceptable impacts would arise in respect of amenity, highways safety, drainage, ecology, landscaping and contamination. It is therefore recommended that the application is granted planning permission.

## **11.0 HUMAN RIGHTS ACT IMPLICATIONS**

11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.

11.2 ARTICLE 1 of the First Protocol Protection of Property has been considered in coming to this recommendation.

## **12.0 RECOMMENDATION**

12.1 Grant planning permission, subject to conditions.

### **Recommendation: Permit**

#### **Conditions: -**

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 14.07.2021 including the following plans/documents:

- Site Location Plan PR SP-0003 Rev P1
- Site Access Plan Drg No.SP-1008
- Proposed Site Plan Drg No.PR SP-0001 Rev P2, received 17th November 2021;
  
- Ground Floor Plan Drg No.T2-GA-1101 Rev P1;
- First Floor Plan Drg No.T2-GA-1102 Rev P1;
- First Floor Plan - Mezzanine Drg No.T2-GA-1103 Rev P1;
- Roof Plan Drg No.T2-GA-1104 Rev P1;
- Proposed Sections Drg No.T2-SC-1105 Rev P1;
- Proposed Elevations Drg No.T2-EL-1101 Rev P1;
  
- Ground Floor Plan Drg No.T1-GA-1102 Rev P2, received 17th November 2021;

- First floor Plan Drg No.T1-GA-1103 Rev P2, received 17th November 2021;
- Roof Plan Drg No.T1-GA-1104 Rev P2, received 17th November 2021;
- Proposed Sections T1-SC1105 Rev P2, received 17th November 2021;
- Proposed Elevations Drg No.T1-EL-1101 Rev P2, received 17th November 2021

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. The development shall be carried out strictly using those materials specified on the approved plans (T2-EL-1101 Rev P1 and T1-EL-1101 Rev P2) 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).

4. Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

No part of the development shall be occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. 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 run-off 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. The condition is required to be approved prior to commencement

of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

5. No dwelling hereby approved shall be first occupied until the parking / turning areas shown on the approved Proposed Site Plan Drg No.PR SP-0001 Rev P2 and Ground Floor Plan Drg No.T1-GA-1102 Rev P2, as relating to that dwelling, has been laid out, surfaced and drained. The parking / turning areas shall thereafter be retained and maintained and not used for any purpose other than for the parking and manoeuvring of vehicles without express planning consent from the local planning authority first being obtained.

Reason: To ensure that adequate off road parking is provided and retained to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

6. An electric vehicle recharging (EVCP) scheme shall be submitted for each dwellings unless it is demonstrated that such provision of EVCP is not practical in communal parking areas or due to other identified site constraints. No dwelling shall be occupied until the electric vehicle recharging point has been provided for the dwelling to which it relates, and such electric vehicle recharging point shall be maintained and retained for that purpose thereafter.

Reason: To ensure the provision of appropriate on-site mitigation to compensate for the impact on air quality caused by the development in the surrounding area in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

7. Prior to first occupation of any dwelling hereby approved, works to amend the site access at the junction with Skippool Road, as shown on the approved access plan (Drawing No.SP-1008), shall be carried out, unless an alternative timetable for implementation is submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the timely delivery of the necessary off-site highway works in the interests of highway safety / to encourage sustainable travel in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

8. Before any dwelling is first occupied, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

9. The development hereby approved shall be implemented in full accordance with the Envirotech Letter dated 1st December 2020 [Ref 2824] submitted with the planning application including all of the mitigation recommendations set out in that report (on Page 6) .

Reason: To prevent adverse impact on great crested newts which are protected species in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework

10. Prior to commencement of the development hereby approved (excluding demolition of existing buildings), a statement outlining:

- (i) the range of measures to be incorporated into the proposed development in respect of sustainable construction techniques; and
- (ii) details of a mechanism for undertaking of post construction assessment (including timetables for submission of assessments for approval and implementation of measures) shall be submitted to and agreed in writing by the Local Planning Authority. The post construction assessment shall then be submitted to and agreed in writing by the Local Planning Authority in accordance with the agreed timetables and the development shall be carried out in accordance with the provisions of the approved post construction assessment and sustainable construction techniques / measures.

Reason: To ensure the environmental integrity of the scheme is secured in accordance with Policy CDMP4 of the Wyre Local Plan and given that the sustainability credentials of the development contributed to the very special circumstances identified in allowing the development in the Green Belt.

11. No development shall take place (excluding demolition of existing buildings) until details of the existing and proposed ground, slab and finished floor levels have been submitted to and approved in writing by the Local Planning Authority.

The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the development has a satisfactory visual impact in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31). The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application.

12. Prior to the commencement of development (excluding any demolition works), a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. 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 approved 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 approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

13. Prior to first occupation of any dwelling hereby approved, the scheme of noise insulation measures set out in Chapter 4 of the supporting Acoustic Assessment by Martin Environmental Solutions (Report No.1988-1, Dated October 2016) submitted with the application shall be implemented. The approved noise insulation measures shall thereafter be retained.

Reason: To ensure there is no adverse effect on the health and quality of life of future occupants and to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

14. The measures contained within the approved Arboricultural Impact Assessment by Jon Oliver Arboriculture, Method Statement and Tree Protection Plan Dated 18.08.2021 with respect to those trees shown as being retained shall be implemented in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981.

15. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows and replacement trees), hard

surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policies 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. The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

16. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

17. No dwelling shall be first occupied until details of the refuse storage provision (including location, design and materials of construction) have been submitted to and approved in writing by the Local Planning Authority. The refuse storage area(s) shall be provided in accordance with the approved details prior to first occupation of any dwelling and shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the site and locality and the residential amenity of occupants and neighbours, in accordance with Policies CDMP1 and CDMP3 of the Wyre Local Plan (2011-31).

18. Prior to first occupation of any dwelling hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to and approved in writing by the Local

Planning Authority. The approved boundary treatment shall be completed before the dwellings are first occupied. The approved details shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the locality and the amenity of occupants in accordance with policy CDMP1 and CDMP3 of the Wyre Local Plan (2011-31).

19. Prior to first occupation, a scheme for the provision of home-owner information packs highlighting the sensitivity of Morecambe Bay (a European protected nature conservation site) to recreational disturbance shall be submitted to and agreed in writing by the Local Planning Authority. The scheme details shall include the content of the home-owner information packs which must explain the conservation value of Morecambe Bay, 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, as well as a methodology for the distribution of the home-owner packs to future home owners including upon resale of the dwellings as far as is reasonably practicable. The approved information packs shall subsequently be made available to future home owners in line with the approved methodology.

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.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the dwellings shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwelling(s) without planning permission from the local planning authority first being obtained.

Reason: To ensure that the Local Planning Authority have control over any future development of the dwellings in the interests of preserving the character and amenity of the area in accordance with Policies SP3 and CDMP3 of the Wyre Local Plan (2011-31).

21. Prior to first occupation of any dwelling hereby approved, the existing dwelling and agricultural buildings as shown in red hatched lines on the approved proposed site plan shall be entirely demolished and any leftover materials removed from the site.

Reason: The retention of the existing dwelling/ buildings would impact on the openness of the Green Belt and fail to achieve a high quality development, contrary to policies SP3 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.