

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 1st December 2021

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
21/00981/FULMAJ	Lyndsey Hayes	01	11-64

Additional Representations Received

Since the publication of the committee report a further 2 letters of objection have been received. The further concerns to those already referenced in the Committee Report are summarised below:

- Turning the buildings around or changing the plans doesn't make any difference to highway capacity and safety, drainage, doctors facilities required, and staffing issues.

Officer Response: Highway capacity and safety, drainage and infrastructure requirements are dealt with in the main committee report and no update to the assessment is needed.

Additional / Amended Plans Received

Since the publication of the Committee report amended landscaping and hedgerow plans have been received. These confirm the frontage hedgerow would be retained in its majority, except for where there would be a 10.7m gap for the site access. There would be a total length of 123.5m hedgerow retained along the site frontage, and a small 3.3m section of hedgerow infilling where there is an existing small hedgerow gap. The revised landscaping plan details that the existing hedgerow planting would be retained around the western boundary, and part of the north and south boundaries around the care homes. New hedgerow planting at 118m total length would extend across the frontage of the care homes either side of the care home access. Additional tree planting on the western edge is also shown.

Officer Response: The retention of the majority of the existing hedgerows around the site boundary of the care homes scheme is welcomed. Given the amount of new hedgerow being provided would be in excess of any hedgerow length to be removed at the access, it is considered the loss of a 10.7m section of hedgerow at the site frontage is appropriately mitigated for. The amended landscaping plans are considered to provide a sufficient amount of soft landscaping along the west boundary to help achieve a rural transition between the development and countryside beyond.

Amendments to conditions (amendments in bold and italics):

Full Planning Permission

A new site layout plan has been received to tally with the landscaping plans. **Conditions 1 – 17, 19, 21-24, and 27-34** which previously referred to plan No. A360 Rev 6, are now updated to refer to amended plan **No. A360 Rev 7**.

Landscaping Condition also updated to reflect amended plan as follows:

28. No development (within the 'Full Planning Application Area' on approved Drawing No. A360 Rev **7**) shall take place until full details of hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include the hard surfaced areas and materials (type, colour and finish, bound or porous), and shall show how account has been taken of any underground services.

The soft landscaping works for the development shall be carried out in full accordance with the approved soft landscaping details drawing 6455.03 Rev **G** (Landscape Proposal) and 6455.04 Rev **F** in so far as this relates to the full planning application area, prior to first use of any care home, 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.

Boundary Treatment Condition updated to reflect amended plan tallying with landscaping as follows:

33. Prior to the first use of any part of the development hereby approved (within the 'Full Planning Application Area' on Drawing No. A360 Rev **7**) the boundary treatments as shown on approved drawing No. A421 Rev **2** (Boundary Treatment Plan) shall be installed in full, and these boundary treatments shall be maintained and retained thereafter.

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

Outline Planning Permission

A new site layout plan has been received to tally with the landscaping plans. **Conditions 1 – 10, 12, 15-21, 26, and 28-30** which previously referred to plan No. A360 Rev 6, are now updated to refer to amended plan **No. A360 Rev 7**.