

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2 February 2022

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
21/00750/FULMAJ	Karl Glover	01	25-53

Amended Plans

Following the publication of the Planning Committee Agenda the applicant has provided a revised boundary treatment layout plan (Revision C) and a revised brick wall and railings plan (Reference SD-EXT01.1).

Officer Response: *Concerns were raised with the applicant that the original high-level 1.8m high brick wall on the prominent corner positions throughout the site created a blank and bleak feature when viewed from within the site and it failed to respond positively to the street scene. As such the applicant has revised this wall to provide a combination of a 1.8m high wall with brick piers and railing detail on top. This is considered to be an improvement and provides an improved appearance for the site layout and boundary treatments within.*

Amendment to wording of Recommendation

Throughout the Officer Report, in particular within the Infrastructure provision and the recommendation sections reference is made to how the infrastructure provisions would be secured by reason of a Section 106 legal agreement. The applicant has requested that these are secured by of the use of a S106 planning obligation (unilateral undertaking) i.e. signed only by the applicant and landowners rather than by an agreement which would also be signed by other relevant parties including the County Council, and Wyre Council..

Officer Response: No objections are raised to securing the necessary infrastructure by means of a unilateral planning obligation. The recommendation is to be revised to read as follows:

12.1 Grant full planning permission for 42 age restricted bungalows subject to conditions and a S106 legal agreement to secure 6 on-site affordable dwellings, green infrastructure and financial contributions towards the Poulton Mitigation Strategy, travel plan support and health care provisions. That the Head of Planning Services be authorised to issue the decision following the satisfactory completion of the S106 **planning obligation**.

Amendment to conditions

Boundary Treatment

As the boundary treatment layout plan and detail has been amended as set out above **condition 6** is to be reworded to reflect the revised plans drawing numbers

Condition 6: The approved boundary treatments (as shown on proposed boundary treatment plan **18-17-P01 Rev C** and **SD-EXT-01.1** and SD-EXT-02) shall be completed prior to first occupation of the respective dwelling(s). The approved details shall thereafter be maintained and retained in accordance with the approved details. 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).

Adaptable dwellings

As the development comprises of bungalows and the applicant has submitted information to demonstrate that the dwellings would be designed to be suitable for older people and people with restricted mobility then it is not considered that condition 18 is required to be a pre commencement condition requiring information to be submitted.

Amendment of condition 18 - The dwellings hereby approved shall be of a design suitable or adaptable for older people and people with restricted mobility in accordance with the plans submitted. The development shall be carried out, retained and maintained at all times thereafter in accordance with the approved details.

Management and maintenance of Green Infrastructure

To ensure the long term management and maintenance of the Green Infrastructure it is considered necessary to include the following condition

Condition 28 - An Open Space Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all areas of open space, other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development or any phase of the development whichever is the sooner for its permitted use. The Management Plan shall be implemented in accordance with the approved details during the lifetime of the development.

Reason: To ensure the long term management and maintenance of open space within the site in the interests of visual amenity and the health and wellbeing of occupants in accordance with Policies SP8 and HP9 of the Wyre Local Plan (2011-31).