

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2nd March 2022

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00773/FULMAJ	Karl Glover	01	27-64

Amendment to Report Section 6: Additional Consultation Responses:

Since the publication of the Committee report Lancashire County Council (Education) have provided an updated Education Assessment:

LANCASHIRE COUNTY COUNCIL (LOCAL EDUCATION AUTHORITY)

A financial contribution of £301,499.28 is required towards 18 Primary school places with Hambleton Academy and/or Stalmine Primary School identified as the named schools. A financial contribution of £184,494.00 is required towards 8 Secondary school places with St Aidan's CE High School and/or Millfield Science and Performing Arts College identified as the named schools

The applicant has agreed to pay the requested financial contributions.

Amendment to report Paragraph 9.30

Paragraph 9.30 describes the visual impact of the proposal, including details of the proposed land levels. In addition to the information within the report the applicant has provided a revised site layout plan detailing the proposed finished floor levels of every plot (rather than those just of the cross-sections). This plan demonstrates the following:

The levels across the northern edge of the site would be raised an average of 1m based on the sections provided with an average finished floor level 0.2m above this (as referred to in the original report). Further to the original Committee report, it is clear the general proposal is to increase the levels across the whole of the site but with properties at the highest land level in the centre of the site. In the north east corner where the apartment block is proposed the land level would average 0.25m higher than the adjacent land to the north, and the finished floor level of this block would be an average of 0.4m higher overall than the adjacent land level to the north. This is not considered to represent a significant level change. The apartment block would also have a finished floor level 0.8m lower than the approved dwellings under construction to the east which is considered appropriate.

The greatest land level increase would be in the very centre of the site where plots 47-51 are proposed. These would see a land level increase of 1.4m on average, with some slightly more. However this is considered acceptable both in terms of visual amenity and neighbouring amenity being in the very centre of the site away from existing properties and rural site peripheries. At the site frontage and south west corner adjacent Carr End Lane the average land level increase both in the south west corner, and the site frontage plots, would be 0.6m (0.8m with finished floor levels). The southern extent of the site is currently already slightly higher than the rest of the site as the land rises along this boundary from west to east. The highest finished floor level of any plot on this site edge would be at 0.5m higher than the existing land. The increase in the south east corner would be 0.3m (0.5m with finished floor level). Overall the proposed land levels are considered to be acceptable.

Additional Plans received

Additional plans have been received showing the proposed finished floor levels and land levels across the site, and full details of boundary treatments. Revised landscaping plans have also been provided to ensure that the landscaping tallies with the revised layout that was received. An update to the land levels, and boundary treatments conditions is considered necessary to ensure compliance with these details should the application be approved. The landscaping condition also requires updating to require compliance with the submitted soft landscaping plans but still requiring hard landscaping details as a pre-commencement condition.

Amendment to Conditions (amendments in bold)

In light of the above the following conditions have been updated accordingly as follows:

Condition 2: Plans

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 20.08.2020 including the following plans/documents:

- Drawing No. 00 Site Location Plan
- Drawing No. 01 Rev P12 Proposed Site Layout **received 21st February 2022**
- Drawing No. ET-P1 Eton House Type (Floor Plans)
- Drawing No. ET-P2 Eton House Type (Elevations)
- Drawing No. OX-P1 Oxford House Type
- Drawing No. STE-P1 Stephenson House Type (Floor Plans)
- Drawing No. STE-P2 Stephenson House Type (Elevations)
- Drawing No. SHA-P1 Shakespeare House Type
- Drawing No. NT-P1 Newton House Type
- Drawing No. JEN-P1 Jenner House Type (Floor Plans)
- Drawing No. JEN- P2 Jenner House Type (Elevations)
- Drawing No. WRE-P1 Wren House Type
- Drawing No. WREB-P1 Wrenbury House Type
- Drawing No. 3.352/P/BU/L10 300 Rev # Shackleton House Type
- Drawing No. TRE-P1 Trevithick House Type
- Drawing No. BRD-P1 Baird House Type
- Drawing No. BL-P1 Bell House Type
- **Drawing No. CHIN-P1 Chinley House Type (Types A, Type B and Type C) Floor Plans and Elevations**

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 4 (Boundary Treatments):

The development shall take place in accordance with the submitted Drawing No. 04 Rev B (Boundary Treatment Layout) and the following plans:

- Drawing No. FD-001 Rev P1 (1.8m Screen Wall/Fence)
- Drawing No. FD-004 Rev P1 (1.8m Feather Edged Fence)
- Drawing No. FD-007 Rev P1 (0.45m Knee Rail)
- **Drawing No. FD-008 (0.9m Post & Rail Fence)**
- **Drawing No. FD-009 (1.8m Hit & Miss Fence)**

For the avoidance of doubt, the boundary screening walls and entrance feature walls shall be constructed in brick to match the proposed brick to the walls of the associated host property.

The approved boundary treatment to all individual dwellings and apartment blocks shall be completed before the associated dwelling is first occupied; the boundary treatments to the site entrance shall be installed prior to first occupation of any dwelling hereby approved; and the boundary treatments to the play area and shall be installed prior to their first use. The approved details shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants / neighbours in accordance with Policy CDMP3 of the Adopted Wyre Borough Local Plan (WLP31).

Condition 9 – Land Levels

The development shall take place in strict accordance with the levels and road levels on approved Drawing No.s 05 (Site Sections) received 14th February 2022 **and Drawing No. 01 Rev P12 (Proposed Site Layout) received 21st February 2022**, unless alternative ground and finished floor levels are submitted and approved in writing by the Local Planning Authority prior to such change taking place. The ground levels shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity, and a minimum risk of flooding, in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31).

Condition 18 – Landscaping

18. No development 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 as shown on Landscape Proposal drawing no.s 5090.05 Rev A and 5090.06 Rev A received 28th February 2022, prior to first use of any dwelling, 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.