

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2nd March 2022

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
21/01089/FULMAJ	Karl Glover	02	65 - 88

Consultee Responses

LANCASHIRE COUNTY COUNCIL (LOCAL EDUCATION AUTHORITY)

Following the request for a re assessment LCC Education have responded with an **objection** to the application. Whilst there has been confirmation that an education contribution is not required (i.e. the development does not generate the need for any school places) LCC state that as there is no confirmation of the position of the delivery of a new primary school at Lambs Road they are unable to determine if the development is sustainable and as such they are objecting to the application on lack of infrastructure provision.

Officer Response:

Your officers consider that little or no weight should be accorded to this objection. The relevant guidance in the NPPG states clearly that whilst contributions can provide both funding for construction and land for new schools required onsite, commensurate with the level of education need generated by the development, in this case LCC have confirmed that there is no identified need and the school land is not within the site. Furthermore, there is no provision in either the Local Plan, or in LCC's Education Contribution Methodology for developers to make any contribution towards the cost of school land, either on site or within the area within which new development collectively generates the need for a new school.

Amendment to Conditions (amendments in bold and italics)

Condition 2 - Plans

An updated layout drawing has been provided as plots 267 & 273 are now handed (opposite). Plans showing existing/proposed site and finished floor levels are now included in the approved plans list. Also, the Sherbourne House Type (Rev C) is now drawn showing the correct side elevation (revised plan included). Condition 2 is now worded as follows:

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 1st September 2021 including the following plans/documents:

Plans:

- Site Location Plan Drg No.19053_00, received 22nd September 2021;
- **Site Layout (Phase 4) Drg No. M102/PL/05C, received 18th February 2022;**
- Off-site highway works Drg No.3433-F02;
- Drainage Strategy Drg No.17027/100/1 Rev A received 10th February 2022;
- P.O.S Layout & Sections, received 10th February 2022;
- Boundary Treatment Drg No. M102/BT/05a, received 8th February 2022;
- S278 Schematic Plan Drg No.3433 F02;

- External Works Phase 4 Sheet 10 of 10 Drg No.EW 2.10, received 18th February 2022;
- External Works Phase 4 Sheet 11 of 11 Drg No.EW 2.11, received 18th February 2022.

House Types:

- Drg No. Gar 1.7 Grasmoor (Brick)
- Drg No. Gar 1.71 Grasmoor (Brick Render)
- Drg No. Bou 1.7 (Boulsworth Brick)
- Drg No. Bro 1.71 (Boulsworth Brick Render)
- Drg No. Bro 1.7 (Bromley Brick)
- Drg No. Bro 1.7 (Bromley Brick Render)
- **Drg No. She 1.7 C (Sherbourne)**
- Drg No. Arni 1.7 (Arnison)
- Drg No. Ash 1.7 (Ashdown)
- Drg No. Ash 1.71 (Ashdown render)
- Drg No. Cha 1.7 (Chatham)
- Drg No. Hea 1.7 (Healey Brick I)
- Drg No. Hea 1.7 (Healey Brick II)
- Drg No. Mai 1.7 (Maidstone)
- Drg No. Oak 1.7 (Oakshurst)
- Drg No. Wel 1.7 (Welland)
- Drg No. Whern 1.7 (Whernside)

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 23 - Levels

Existing and proposed site and finished floor levels details have now been provided. The existing site levels vary at present, with the site generally sloping from east to west. An increase in some site levels, by approximately 1.0m, is proposed to the western boundary to avoid alternating levels within the site itself. Whilst this could have visual implications, it is noted that space for a 5m wide landscaping buffer is proposed to the western boundary which would allow a more graduated slope and screening. The levels to the eastern boundary would be reduced slightly by approximately 0.5m, however this reduction would generally be well related to other development phases adjacent to the eastern boundary. It is also noted that the levels have been designed to allow the site to drain northwards towards the previous development phases and associated surface water and foul water connections. Given the benefits in respect of sustainable drainage, and the mitigation proposed to limit any visual impacts, it is considered that the proposed levels charges, would have an acceptable impact. As such, condition 23 is now worded as follows:

The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details shown on Drg No.EW 2.10 and Drg No.EW 2.11, received 18th February 2022.

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