



Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 3 May 2017 at the Thornton Little Theatre, Four Lane Ends, Thornton, FY5 3SZ.

Planning Committee members present:

Councillors Ian Amos, Lady Dulcie M Atkins, Howard Ballard, Sue Catterall, Ron Greenhough, Tom Ingham, Kerry Jones, Phil Orme, Ron Shewan and Evelyn Stephenson

Councillors Lady Atkins and Catterall were absent from the meeting during the consideration of:

Item 03 – Cobblestone Cottage, 76 Chapel Street, Great Eccleston, Preston, Lancashire, PR3 0ZE

Apologies:

Councillor(s) Brian Stephenson, Shaun Turner and Lynn Walmsley

Officers present:

David Thow, Head of Planning Services
L Hayes, Interim Development Manager
W Clarke, Assistant Solicitor
Mary Grimshaw, Senior Solicitor and Deputy Monitoring Officer
Carole Leary, Democratic Services Officer

50 members of the public were present at the start of the meeting.

No members of the press were present.

PA.69 Declarations of Interest

- Councillor Catterall declared an Other Significant Interest on Item 01 – Outline application for the erection of up to 93 dwellings and up to 850sq m of D1 use (non-residential institution) with associated car parking, open space and landscaping (all matters reserved) – Land East of Copp Lane, Great Eccleston – 16/00650/OUTMAJ in that she is a Wyre Ward Councillor for Great Eccleston. She did not consider that this gave rise to a perception of a conflict of interest and/or was likely to prejudice her judgement, nor did it amount to an issue of pre-determination and bias and therefore she stayed in the meeting and spoke and voted upon the item.

- Councillor Catterall also declared an Other Significant Interest on Item 03 – Two storey rear extension (resubmission of planning application 15/00618/FUL) – Cobblestone Cottage, 76 Chapel Street, Great Eccleston, Preston, Lancashire, PR3 0ZE – 16/00621/FUL in that she is friendly with both the applicant and persons who have objected to the application. She left the room before the item was discussed and had no involvement in the discussions or decision making.

PA.70 Confirmation of Minutes

The minutes of the Planning Committee meetings held on Wednesday 22 March, 2017 and Wednesday 5 April, 2017 were confirmed as correct records.

PA.71 Appeals

The Head of Planning Services submitted a report on appeals lodged and decided between 15 March 2017 and 15 April 2017.

Resolved

That the position regarding the appeals, as set out on pages 1 to 35 of the report be read and noted and that any Member requiring any further details or clarification on any Appeal, should contact the relevant Case Officer.

PA.72 Planning Applications

The Head of Planning Services submitted applications and reports to be considered.

The Head of Planning Services also submitted 'update sheets' on Items 01, 02 & 03 of the agenda, referring to additional information to the reports since the agenda had been published.

- 16/00650/OUTMAJ – Land East Of Copp Lane, Great Eccleston, Lancashire
- 16/00090/FULMAJ – Land to the Rear of 867 Garstang Road, Myerscough, Lancashire, PR3 5AA
- 16/00621/FUL – Cobblestone Cottage, 76 Chapel Street, Great Eccleston, Preston, Lancashire, PR3 0ZE

PA.73 Planning Applications Refused

RESOLVED that the undermentioned application be **REFUSED** under the provisions of the Town and Country Planning Act 1990, as set out below:

16/00650/OUTMAJ

Metacre Ltd. Outline application for the erection of up to 93 dwellings and up to 850sq m of D1 use (non-residential institution) with associated car parking, open space and landscaping (all matters reserved). Land East of Copp Lane, Great Ecclestone.

The application was before the Committee at the request of Councillor Catterall. A site visit was undertaken by Members, as the nature of the site and surrounding area could not be adequately conveyed through photographs.

Four members of the public and a Parish Councillor spoke to the planning committee, objecting to the application.

The applicant's Agent spoke to the planning committee, supporting the application.

The application was refused contrary to the officer's recommendation for the following reasons:

1. The proposed development would result in the development of a greenfield site which is disconnected from and lies outside of the village settlement boundary, thus having a detrimental visual impact on the open countryside. This would be contrary to the National Planning Policy Framework and Policies SP13 and SP9 of the Adopted Wyre Borough Local Plan (July 1999).
2. The proposed development would have a detrimental impact on highway safety by exacerbating existing traffic problems caused by the poor conditions and inadequacies of existing roads. This impact on the local and strategic (A585) highway network is judged to be severe. The proposal is therefore contrary to saved Policy SP14 of the Adopted Wyre Borough Local Plan (1999) and paragraph 32 of the NPPF.

PA.74 Planning Applications Approved

RESOLVED that the undermentioned applications be **APPROVED** under the provisions of the Town and Country Planning Act 1990, as set out below:

16/00090/FULMAJ

Wainhomes (Northwest) Limited. Residential development of 26 dwellings with associated access, parking and landscaping. Land to the rear of 867 Garstang Road, Myerscough, Lancashire, PR3 5AA.

The application was before members for determination as it is a major development and is one of a number of applications for major – scale residential development along the A6 corridor.

A site visit was undertaken by Members to help them fully understand the proposal, notwithstanding the information provided as part of the application, and because the full nature of the site and surroundings could not be satisfactorily communicated through photographs.

One member of the public spoke to the committee, objecting to the application and another member of the public spoke to the committee about the height of the proposed acoustic fence.

The Agent spoke to the committee supporting the application.

The application was approved as per the recommendation of the Head of Planning Services, with a revision to condition 01. Members resolved to grant full planning permission subject to the conditions listed below and a S106 legal agreement to secure appropriate financial contributions towards local education, sustainable travel and highway improvement works, and to secure the necessary public open space provision. The Head of Planning Services was authorised to issue the decision upon the agreement of heads of terms with regard to the contributions towards the highway initiatives and local education provision to be determined by LCC Highways Lancashire County Council in its capacity as Local Education Authority and Local Highway Authority and the satisfactory completion of the S106 agreement.

Whilst it was recommended that a Grampian condition be imposed to prevent no more than 35% of the development to be commenced until and unless planning permission has been granted for the development of J2 M55 and the Preston Western Distributor (PWD) route, it is considered that a decision on that scheme is likely to be made within the next two months. Due to the time that it will take to negotiate the S106 agreement, it is likely that J2 M55 and the PWD route will be a commitment (i.e. it will have the benefit of planning permission) before the decision on this application is issued. If that is the case the Grampian condition would be unnecessary and members resolved to authorise the Head of Planning Services to issue the decision without such a condition under those circumstances.

Conditions: -

1. The development must be begun not later than the expiration of five 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 validated by the Local Planning Authority on 29/04/16 including the following plans:

General plans:

- Location plan ref. 15-080 OS-01
- Topographical land survey ref. S15/562
- Proposed site layout plan ref. 15-080 0001 Rev K
- Proposed streetscene drawings ref. 15-080 0002 Rev B

House and garage plans:

- Plot 1 - Whitemoor - ref. 4.344/P/BU/L10/300 Rev A
- Plots 2, 9 - Newton - ref. 4.201/P/BU/L10/300 Rev A
- Plots 3, 6 - Haversham - ref. 4.342/P/BU/L10/300 Rev #
- Plot 4 - Stephenson - ref. 4.203/P/BU/L10/300 Rev A
- Plots 5, 12 - Oxford - ref. 4.309/P/BU/L10/300 Rev #
- Plots 7, 8 - Shakespeare - ref. 4.341/P/BU/L10/300 Rev A
- Plot 10 - Cavendish - ref. 5.340/P/BU/L10/300 Rev #
- Plot 11 - Eton - ref. 4.343/P/BU/L10/300 Rev #
- Plots 13, 14 - Churchill - ref. 2.214/P/BU/L10/300 Rev #
- Plots 15, 16, 17, 18, 19, 20 - Oakmere - refs. 2.346/P/BU/L10/1 Rev A and 2.346/P/B/L10/2 Rev A
- Plot 21 - Scott - ref. 4.406/P/BU/L10/300/ROS Rev B
- Plot 22 - Scott - ref. 4.406/P/BU/L10/300 Rev #
- Plots 23, 25 - Nightingale - ref. 4.204DA/P/B/L10 300/ROS Rev B
- Plot 24 - Shakespeare - ref. 4.341/P/BU/L10/300/ROS Rev A
- Plot 26 - Nightingale - ref. 4.204CB/P/B/L10 300 Rev #
- Single garage ref. PGL/2.0/1/B Rev B
- Paired/double garage ref. PGL/1.0/1/B Rev B and PGL/5.0/2/B Rev B
- Cycle store ref. 15-080 CS-014

Technical plans:

- Tree protection plan dated December 2015
- Tracking plans refs. A095430-TR001 Rev B and A095430-TR002
- Post-development impermeable areas plan ref. HYD043 201 Rev D
- Post-development overland flood flow routing plan ref. HYD043 202 Rev D

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 not begin until a scheme for the provision of affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided and retained in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units.

- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider (if no Registered Provider is involved)
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure the adequate provision and delivery of affordable housing in accordance with the provisions of the NPPF.

4. Prior to the commencement of the development hereby approved, the details of the materials to be used on the external elevations and roofs of the dwellings hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be implemented in accordance with these agreed details.

Reason: In the interests of the appearance of the site and locality in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

5. Prior to the commencement of the development hereby approved, the details of the hard surface materials to be used on the site shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be implemented in accordance with these agreed details.

Reason: In the interests of the appearance of the site and locality in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

6. (a) Before any property hereby approved is first occupied, the car parking area shown on drawing ref. 15-0080-0001 Rev K as serving that property shall be laid out, surfaced and drained and every parking area shall not thereafter be used for any purpose other than for the parking of vehicles.

(b) Notwithstanding the provisions of the Town and Country Planning Act 1990 (as amended) or Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no development or change of use shall take place that would prevent the use of the garages and driveways hereby approved from being used for the parking of private motor vehicles.

Reason: In order to ensure that adequate off-street car parking is available to meet the needs of residents in the interests of the appearance of the site and highway safety in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

7. (a) Prior to the commencement of construction of the apartment block hereby approved, details of the cycle storage provision shown on drawing ref. 15-080-0001 Rev K shall be submitted to and approved in writing by the Local Planning Authority.

(b) Prior to any part of the apartment block hereby approved being first occupied, the cycle storage provision shown on drawing ref. 15-0080-0001 Rev K shall be provided in accordance with the details agreed under part (a) of this condition and shall thereafter be retained and maintained as such.

Reason: In order to encourage travel by sustainable modes in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

8. (a) Prior to the commencement of construction of the apartment block hereby approved, details of the refuse storage provision shown on drawing ref. 15-080-0001 Rev K shall be submitted to and approved in writing by the Local Planning Authority.

(b) Prior to any part of the apartment block hereby approved being first occupied, the refuse storage provision shown on drawing ref. 15-0080-0001 Rev K shall be provided in accordance with the details agreed under part (a) of this condition and shall thereafter be retained and maintained as such.

Reason: In the interests of the appearance of the site and the amenity of residents in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

9. No development shall take place until a Construction Environmental Management Plan has been submitted to, and approved in writing, by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;

vi. a management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures, complaint management and arrangements for liaison with the Council's Environmental Protection Team;

vii. a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);

viii. the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify the appropriate mitigation measures necessary to protect and prevent pollution of these waters

ix. a scheme to control noise and vibration during the construction phase identifying suitable mitigation measures and complaint management and arrangements for liaison with the Council's Environmental Protection Team

x. the routing of construction vehicles and deliveries to site

xi. intended hours of work

xiii. how biodiversity would be protected throughout the construction period

Reason: To maintain the operation and safety of the local highway network during site preparation and construction and in the interests of ecology, to prevent pollution from foul and surface water and to protect drinking water supplies.

10. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

11. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) January 2016, reference:HYD043_ROSTOCK.DAIRY_FRA&SDA, Betts Hydro Consulting Engineers and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

2. Demonstration within the FRA that the improvement/protection and maintenance of existing flood defences will be provided.

3. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.

4. Confirmation of the opening up of any culverts across the site.

5. Setting finished floor levels a minimum of 150mm above the external levels following any re-grade

The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water and compensatory storage of flood water from the site is provided, to ensure safe access and egress from and to the site, and to reduce the risk of flooding to the proposed development and future occupants.

12. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and shall include the following:

- a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change - see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;
- b) A demonstration that the surface water run-off would not exceed the existing greenfield rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing where applicable;
- f) Site investigation and test results to confirm infiltrations rates;

- g) Details of water quality controls, where applicable.
- h) Soakaways, as a means of storm / surface water disposal must not be constructed within 10 metres of Network Rail's boundary and storm / surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains.

Unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The scheme shall be fully implemented and subsequently maintained, in accordance with the approved details including any timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

No part of the development hereby approved shall be first occupied until the agreed drainage scheme has been implemented in full.

Reason: To promote sustainable development, secure proper drainage of surface water and to manage the risk of flooding and pollution in accordance with the provisions of the NPPF and NPPG.

13. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company;
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) Means of access for maintenance and easements where applicable.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and

maintenance mechanism for the lifetime of the development.

14. Prior to the commencement of development, a scheme to ensure that the development would not impact upon ground water quality in the area shall be submitted to and agreed in writing by the Local Planning Authority and that approved scheme shall be implemented and thereafter retained and maintained.

Reason: The site lies within a potable water source protection zone and in order to ensure that the development approved would not have a detrimental impact on potable water supplies.

15. No part of the development hereby approved shall commence until a scheme for the construction of the site access and off-site highway improvement works, including a timetable for implementation, has been submitted to and agreed in writing by the Local Planning Authority. The site access and off-site highway works shall be constructed in accordance with the approved scheme and implementation programme. The off-site highway works include:-

- (i) provision of the main site access onto the A6;
- (ii) provision of a pedestrian refuge island to the south of the site;
- (iii) upgrading of the nearest north and south-bound bus stops to provide raised boarding areas.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the site in a safe manner without causing a hazard to other road users.

16. No more than nine of the units (35% of the development) hereby approved shall be first occupied in advance of the proposed junction 2 of the M55 and the Preston West Distributor Route becoming committed developments. For the purpose of this condition, the developments will become committed at the point at which planning permission is granted.

Reason: The delivery of these major highway infrastructure schemes is within the gift of the Local Highway Authority subject to planning permission being granted. In advance of these schemes, junction 1 of the M55 does not have the capacity to accommodate the likely traffic flows that would be generated from this development as a whole, but could accommodate the likely traffic flows from the development of nine homes on the site. As such, until the Local Highway Authority has certainty that the major highway infrastructure schemes will be delivered, this condition is considered necessary to appropriately mitigate risk and avoid a severe detrimental impact on the operation and safety of the wider highway network.

17. Prior to the occupation of the first dwelling, a full Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority. This agreed Travel Plan and an associated Travel Plan Coordinator as specified in the agreed Travel Plan shall be in place and be implemented and operational in accordance with the agreed Travel Plan from the point of the occupation of

the first dwelling for a period of not less than five years from the date of full occupation of the residential development.

Reason: a Travel Plan is considered necessary to encourage travel by sustainable modes and reduce dependence on private car travel in the interests of sustainability and highway safety in accordance with the provisions of paragraph 17 of the NPPF. It is considered that this information is required to be agreed prior to the occupation of the first dwelling and implemented from that point in order to ensure that the measures set out in the agreed Travel Plan are effective in encouraging sustainable travel throughout the lifetime of the development.

18. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development, including details of a private management and Maintenance Company to be established if applicable, have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be managed and maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

Reason: To ensure that all highways will be delivered to adoptable standards, to ensure that highway safety is not compromised, to ensure that all highways will be maintained by either LCC as local highway authority or by a site management company.

19. The reasonable Avoidance Measures for slow worm shall be carried out in accordance with the details contained in the Ecological Survey & Assessment -ERAP Ltd, Ref. 2015-292 Section 5.5 as submitted with the planning application.

Reason: In order to safeguard biodiversity in accordance with the provisions of paragraphs 17 and 118 of the NPPF.

20. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Reason: In order to safeguard biodiversity in accordance with the provisions of paragraphs 17 and 118 of the NPPF.

21. A landscape and environmental management plan along with a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development. The content of the plan should include elements to:

- (i) Provide new planting for loss of any trees shrubs and hedgerows
- (ii) Enhancement of retained hedgerows and ditch
- (iii) Mitigation for loss of bird nesting habitat.

- (iv) Measures to protect the retained trees and hedgerows
- (v) Measures to protect the ditch along the southern from dust, debris and pollution

The approved plan shall thereafter be implemented in accordance with the approved details/timescale.

Reason: In order to safeguard and enhance biodiversity in accordance with the provisions of paragraphs 17 and 118 of the NPPF.

22. Prior to the properties hereby approved being first occupied, the noise mitigation measures set out in the Road and Rail Noise Assessment ref. 201601077596 dated 8th January 2016 shall be implemented in full and thereafter retained and maintained as such.

Reason: In order to safeguard the residential amenities of future residents in accordance with the provisions of paragraphs 17 and 123 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

23. No development shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. 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 agreed 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 scheme implemented to the satisfaction of the Local Planning Authority prior to the development of the site. Any changes to the agreed scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: In order to safeguard human health and the environment from potential land contamination.

24. Notwithstanding the information submitted as part of the planning application, prior to the commencement of development, the following details shall be submitted to and agreed in writing by the Local Planning Authority:

- (i) plan showing the trees and hedgerows to be retained;
- (ii) tree protection plan to include arboricultural method statement to show how the trees and hedgerows proposed for retention would be protected during construction. This plan should include details methods and positioning of tree protection measures such as ground protection (where necessary), Heras protective fencing, and details of specialist construction methodology in relation to the interfaces between the development and the tree(s) indicated as being retained;
- (iii) an ecology survey for those trees identified for removal which

surveys the possible presence of roosting bats and nesting birds. If bats or birds are found to be present by the ecology survey then it shall also be accompanied by a Method Statement giving details of measures to be taken to avoid any possible harm to bats or birds during tree works;

(iv) a scheme and details for the provision of acoustic fencing to demonstrate that this would not damage the existing hedgerow that would screen this fence from the A6.

The approved tree protection measures shall be in place prior to development works commencing and shall remain until the development is completed. If required, the approved Method Statement must be implemented in full. The approved acoustic fencing details shall be implemented in accordance with the approved details.

Reason: In order to safeguard existing trees and hedgerows in the interests of the appearance of the site and biodiversity in accordance with the provisions of paragraphs 17 and 118 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

25. a) No development shall take place until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include areas of soft landscaping, planting plans specifications and schedules (including plant size, species and number/ densities). For the purpose of this condition, the details shall include the provision of appropriate replacement tree planting to compensate for any trees lost.

b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner).

c) Any trees or shrubs planted in accordance with this condition or any trees or shrubs planted in replacement which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting 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: In order to ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

26.(a) Notwithstanding the information provided, details of the boundary treatments shown on the approved site plan, including technical specifications of the acoustic fencing, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of construction of the properties.

(b) No property hereby approved shall be first occupied before the associated boundary treatments have been installed in full accordance with the details approved for part (a) of this condition and the approved boundary treatments shall thereafter be retained and maintained.

Reason: In the interests of the appearance of the site and to safeguard privacy and residential amenity in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order revoking and re-enacting that Order with or without modification no rails, walls, fences or other means of enclosure shall be erected forward of the front elevation of any property.

Reason: The scheme has been designed as an open plan estate and this approach would be compromised by the uncontrolled erection of front boundary treatments. The erection of front boundary treatments would also compromise the contribution of landscaping to the benefit of the streetscene. This condition is therefore required in the interests of the appearance of the site and locality in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

Attention is drawn to the following Notes: -

1. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found here:
<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

2. This response does not grant the applicant permission to connect to the highway drainage network.

3. The developer is advised that prior to the commencement of development, the following shall be submitted to and agreed in writing with Network Rail:

(i) a risk assessment and method statement (RAMS) in respect of the adjoining railway

(ii) details of acoustic fencing wind loading and foundation measures

(iii) a method statement detailing the erection of any scaffolding within 10m of the site boundary and measures to prevent construction materials from affecting the adjoining railway

(iv) a risk assessment and method statement in respect of any vibro-impact works to be carried out on site

(v) details of ground levels, earthworks and excavations to be carried out.

16/00621/FUL

Mr Carl Green. Two storey rear extension (resubmission of planning application 15/00618/FUL). Cobblestone Cottage, 76 Chapel Street, Great Eccleston, Preston, Lancashire, PR3 0ZE.

The application was before Planning Committee as the applicant is a senior officer of Wyre Borough Council.

A site visit was undertaken by Members.

One member of the public spoke to the planning committee, objecting to the application.

The application was approved as per the recommendation of the Head of Planning Services to grant planning permission subject to the following conditions:

Conditions: -

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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 11 July 2016, including the following plans:

- Site Location Plan
- Proposed Site Plan 126 (PL) 03 REV A
- Proposed First Floor Plan 126 (PL) 10 Rev C received 10 March 2017
- Proposed Rear Elevation 126 (PL) 13 Rev C received 10 March 2017
- Proposed Ground Floor Plan 126 (PL) 08 received 10 March 2017
- Proposed Side Elevations 126 (PL) 14 Rev B received 10 March 2017

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building in form, colour, and texture.

4. The flat roof at first floor to the rear (above the ground floor extension) shall not be used as a balcony, roof garden, sitting out area or for any purpose of a similar nature without the prior written consent of the Local Planning Authority.

Reasons for the above Conditions: -

1. 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. For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
3. To ensure that the existing materials are used as far as possible, thus protecting the appearance of the building in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
4. To protect the privacy and amenities of occupiers of neighbouring residential properties in accordance with Saved Policies SP14 and H4 of the Wyre Borough Local Plan.

The meeting started at 2.00 pm and finished at 3.40 pm.

The Chairman and Members of the Committee thanked Councillors Lady Atkins, Catterall and Walmsley for their dedication and services throughout their time on Planning Committee.

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