

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6th July 2022

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
21/01502/FULMAJ	Karl Glover	01	41-70

UPDATED CONSULTATION RESPONSE

LANCASHIRE COUNTY COUNCIL (LEAD LOCAL FLOOD AUTHORITY - LLFA)

Objection maintained as the LLFA do not consider surface water drainage method to the surface water manhole complies with the hierarchy of drainage options.

Officer Response: As set out within the report (paragraph 9.26) the applicant is currently investing and undertaking further trial pits to locate the culverted watercourse so that full technical details can be submitted and provided to ensure surface water is connected in the most sustainable way and in accordance with the drainage hierarchy set out in Policy CDMP2 of the WLP31. On the basis that there is a technical drainage solution for the site it is considered that the pre commencement condition (Condition 12) is sufficient to enable a full assessment of surface water drainage as part of the submission of a discharge of condition application.

ADDITIONAL NEIGHBOUR RESPONSES RECEIVED

Since the publication of the Committee report three further letters of objection have been received. Two of the further letters received do not raise any additional points to those listed in the Committee report. One such letter is from the adjacent site reiterating the same concerns (over spilling of parking into their site, sewers, drainage, and impact upon residential properties) as their original objection, and sustaining their objection citing that top water drainage has not been resolved.

One of the letters received raises additional concerns which can be summarised as follows:

- Believe the drainage needs further investigation to ensure there is enough money to modernise the area
- Asserts the monies for the medical centre and road requested are far too low
- When M6 is closed the A6 is horrendous. Not fair to people needing emergency treatment.
- Query what ratio will be dementia care and stating this is needed locally.
- Query whether there is enough external space for residents and whether special care has been consulted on the plans.

Officer Response: The relevant planning matters raised within the additional letters of objection have been addressed within the committee report

AMENDMENT TO REPORT (Paragraph 3.6)

Within section 3 (The Proposal) paragraph 3.6 of the report sets out that 25 parking spaces are to be provided including 2 mobility spaces. This is to be corrected as 3 mobility spaces are proposed to be provided.

AMENDMENT TO REPORT (Paragraph 9.19)

Since the publication of the Committee report the applicant has advised that the existing accesses are intended to be used during construction. The applicant has been asked to provide a plan which has been received and demonstrates the use of these accesses for construction only and using the two access points as dedicated in and out routing for construction vehicles. This is considered acceptable to provide sufficient access during construction. The existing site access will be blocked up and reinstated as footways alongside the A6 following the construction phase and this can be controlled by condition.

ADDITIONAL AND REVISED PLANS RECEIVED

The applicant has submitted additional information and revised plans to satisfy a number of the drafted conditions which required information to be submitted prior to commencement of development. A revised Materials Schedule has also been received which now includes details of the elevations of proposed boundary treatments. The proposed treatment of railings along the south east corners of the site, and North West section, both alongside the A6, are not considered appropriate. The railings are proposed at 1.8m height, and although hedgerow planting would be behind, there are no similar treatments in the nearby area and the design and appearance of the railings along the A6 is not considered appropriate in terms of visual appearance. The boundary treatment condition (5) will therefore remain as a pre-commencement condition. The following conditions have been re worded accordingly.

AMENDMENT TO CONDITIONS (AMENDMENTS IN BOLD AND ITALICS)

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

Condition 2: Plans

The development hereby approved 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 22.12.2021 including the following plans/documents:

- Drawing No. PR3 1PH - A-01, Location Plan
- Drawing No. PR3 1PH - A-03-***D***, Proposed Site Plan (***received 28th June 2022***)
- Drawing No. PR3 1PH - A-04-A, Proposed Floor Plans, and Roof Plan
- Drawing No. PR3 1PH - A-05- A, Proposed Elevations
- Drawing No. PR3 1PH - A-05.1-A, Internal Elevations

- Drawing No. 106402-PEL-ATR-DR-01-0004 Rev P01, Refuse Vehicle Tracking Layout 4

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 - Materials

The care home building and meter house shall be carried out strictly using **those roof, wall, door, window, curtain walling, and weatherboarding materials** specified on the supporting document titled 'Proposed Care Home for Older People Crofter's Hotel, Garstang, PR3 1PH Materials Schedule' **Rev A** by LNT Construction **received 20th June 2022**, unless other minor variations are submitted to and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

Condition 5 - Boundary Treatments

Notwithstanding the submitted drawing PR3 1PH - A-03-**D** Proposed Site Plan and **Materials Schedule Rev A**, prior to the commencement of development full details of the design and height (including elevations), materials and type of boundary treatments to be erected (fencing and railings), in the locations indicated on this submitted plan, shall be submitted to and approved in writing by the Local Planning Authority.

The approved boundary treatments shall be completed before the use hereby permitted is first occupied, and shall be maintained and retained thereafter.

Reason: In the interests of the appearance of the locality and the residential amenity of both the occupants and neighbours in accordance with policy CDMP3 of the Wyre Local Plan (2011-31). The details are required prior to the commencement of the development because acceptable details were not submitted with the application.

Condition 9 – New Access

The new access into the site from the A6 as shown on Drawing No. PR3 1PH - A-03-**D** (Proposed Site Plan) **received 28th June 2022**, shall be provided **prior to the first use of any part of the development**, and at no time thereafter shall the visibility splays for this access be obstructed by any building, wall, fence, hedge, tree, shrub or other device exceeding a height not greater than 1 metre above the crown level of the adjacent highway.

Reason: To ensure the safe, efficient and convenient movement of all highway users during the construction phase and beyond, for the free flow of traffic, in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

Condition 10 – Closure of Existing Accesses

The construction phase of the development shall use the existing access as shown on submitted plan titled 'EARLY CONSTRUCTION PHASE ACCESS' received 1st July 2022 unless otherwise first agreed in writing by the Local Planning Authority.

The existing accesses into the development site shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Specification for Construction of Estate Roads prior to the first occupation of any part of the development hereby approved.

Reason: ***For the avoidance of doubt and*** to limit the number of access points and to maintain the proper construction of the highway in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

Condition 11 – Car Parking

Prior to the first use of any care home hereby approved the parking / turning area(s) shown on the approved Drawing No. PR3 1PH - A-03-**D** (Proposed Site Plan) ***received 28th June 2022***, shall be laid out, surfaced and drained. The parking / turning area(s) shall not thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Reason: In order to ensure that adequate off-street car parking provision is available to meet the needs of the development in the interests of visual and residential amenity and highway safety in accordance with the provisions of section 9 of the NPPF and Policy CDMP6 of the Adopted Wyre Local Plan (2011-31).

Condition 15 - Levels

The development hereby approved shall be constructed and completed in full accordance with the approved ground, slab and finished floor levels as shown on Drawing No. PR3 1PH - A-03-**D** ***received 28th June 2022*** unless minor variations are submitted to and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

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

Condition 18 – Landscaping

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 drawing No.s 22_228_101 (Detailed Soft Landscape Proposals (North) Sheet 1 of 2), and No. 22_228_102 (Detailed Soft Landscape Proposals (South) Sheet 2 of 2), **and the Overall Soft Landscaping Proposals Plan received 28th June 2022**, prior to first use of the 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.

Condition 21 – EVCP

The three electric vehicle recharging points (EVCP's) shown on spaces **23-25** on approved drawing Proposed Site Plan Rev **D received 28th June 2022**, shall be installed ***within these delineated parking spaces*** as a minimum of Mode 3 charging speed charging points, and shall be installed prior to the first use of the care home to which the EVCP's relate. Such electric vehicle recharging points shall be maintained and retained for that purpose thereafter.

Reason: To ensure the provision of appropriate on-site mitigation to compensate for the impact on air quality caused by the development in the surrounding area in accordance with Policies CDMP3 and CDMP6 of the Wyre Local Plan 2011-31 and the National Planning Policy Framework.

Condition 24 – Solar Panels

Prior to the installation of any solar panels on the care home shown on Drawing No.s PR3 1PH - A-03-**D** (Proposed Site Plan), PR3 1PH - A-05- A (Proposed Elevations) and PR3 1PH - A-05.1-A (Internal Elevations), full details of the design of the solar panels (including number, size and type), shall be submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt the solar panels shall be installed as flush to the roof slopes of the building unless it is first demonstrated that this is not practical.

The solar panels shall thereafter be installed and retained in accordance with the approved details, unless any variation to the details is first agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development in accordance with Policy CDMP3 of the Adopted Local Plan 2011-2031.