



Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 7 June 2017 at the Thornton Little Theatre, Four Lane Ends, Thornton, FY5 3SZ.

Planning Committee members present:

Councillors Ian Amos, Rita Amos, Howard Ballard, Ron Greenhough, Graham Holden, Tom Ingham, Kerry Jones, Terry Lees, Paul Moon, Phil Orme, Ron Shewan, Brian Stephenson, Evelyn Stephenson and Shaun Turner

Councillor Moon declared a significant interest in Item 03 – Erection of one detached dormer bungalow with associated access and landscaping – Land off Ingol Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9BJ – 17/00246/FUL as he had attended the same Secondary High School as the Applicant's daughter and did in fact know the Applicant, her father. Councillor Moon spoke on the matter but took no part in the decision making and abstained from the vote.

Apologies: None

Officers present:

David Thow, Head of Planning Services
Lydia Harper, Development Manager
Mary Grimshaw, Senior Solicitor and Deputy Monitoring Officer
Carole Leary, Democratic Services Officer

11 members of the public were present at the meeting.

No members of the press were present.

PA.1 Election of Chairman

Resolved that Councillor Greenhough be appointed Chairman of the Planning Committee for the municipal year 2017/18.

PA.2 Election of Vice-Chairman

Resolved that Councillor Shaun Turner be appointed Vice-Chairman of the Planning Committee for the municipal year 2017/18.

PA.3 Declarations of Interest

After the Applicant's daughter had spoken in relation to Item 03 – Erection of one detached dormer bungalow with associated access and landscaping – Land off Ingol Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9BJ – 17/00246/FUL Councillor Moon declared a significant interest as he realised he had attended the same Secondary High School as the Applicant's daughter and did in fact know the Applicant, her father. Councillor Moon spoke on the matter but took no part in the decision making and abstained from the vote.

PA.4 Confirmation of Minutes

The minutes of the Planning Committee meeting held on Wednesday 3 May, 2017 were confirmed as a correct record.

PA.5 Appeals

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

Resolved

That the position regarding the appeals, as set out on pages 1 – 23 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.6 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 and 03 of the agenda, referring to additional information to the reports since the agenda had been published.

- 16/00742/OUTMAJ – Land off Brockholes Crescent, Poulton-Le-Fylde, Lancashire
- 17/00070/FULMAJ – Royal Oak, 64 Breck Road, Poulton-Le-Fylde, Lancashire, FY6 7AQ
- 17/00246/FUL – Land off Ingol Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9BJ

PA.7 Applications Approved

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

16/00742/OUTMAJ

The Strategic Land Group Ltd. Outline application for the erection of up to 108 no. dwellings (Use Class C3) with all matters reserved except for access, which will be off Brockholes Crescent following demolition of numbers 61 & 63 Brockholes Crescent, Land Off Brockholes Crescent, Poulton-Le-Fylde, Lancashire.

The application was before members for determination at the request of Councillors Berry, B Birch and Bridge.

A site visit was carried out to help Members understand the proposed development and how it would sit within its surroundings.

One Ward Councillor spoke to the committee. Another Ward Councillor for Hardhorn with Highcross Ward and the County Councillor for Poulton-Le-Fylde sent in letters to be read out by the Chairman of the committee, objecting to the application.

The Applicant spoke to the committee in support of their application.

The application was approved as per the recommendation of the Head of Planning Services that the outline application be approved subject to conditions and a S106 legal agreement to secure appropriate financial contributions towards local education and sustainable travel and highway improvement works. The Head of Planning Services was authorised to issue the decision on the satisfactory completion of the S106 agreement.

Conditions

- 1.a) In the case of any reserved matter, namely appearance, landscaping, layout and scale of the buildings, application for approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission;
- (b) the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last matter to be approved.
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 19th August 2016 including the following plans: -
 - 16/040/L01 - Location Plan
 - 0520-F03A - Potential Access Arrangement off Brockholes Crescent.

3. Prior to commencement of development hereby approved, a scheme for the provision and retention of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided and thereafter 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:
 - a) 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/bed spaces;
 - b) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - c) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing];
 - d) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing;
 - e) 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.

4. Prior to the commencement of any development, full details of a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:
 - 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 floor levels in AOD;
 - b) Demonstration that the surface water run-off would not exceed the existing greenfield rate.
 - 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) Details of related measures to enhance habitats for amphibians.

The scheme shall be fully implemented and subsequently maintained in accordance with the approved details and the details to be agreed by condition 5 and 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.

- 5.(i) Prior to the commencement of development, a management and maintenance plan for the sustainable drainage system for the lifetime of the development shall be submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, this plan shall include:
 - 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 designed biodiversity features) and will include elements such as on-going inspections relating to performance and asset condition assessments, 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;
 - d) The maintenance and management of any designed biodiversity features.
- (ii) The maintenance and management plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved maintenance and management plan.
- 6. Prior to the commencement of development a scheme for the disposal of foul waters within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

7. No dwelling shall be first occupied until an electric vehicle charging point has been provided for the dwelling to which it relates, and such electric vehicle charging point shall be maintained and retained for that purpose thereafter.
8. No tree felling, tree works or works to hedgerows shall be removed / cleared during the optimum period for bird nesting (March to July inclusive) unless, before the removal / clearance commences, a report undertaken by a suitably qualified ecologist has been submitted to and approved in writing by the Local Planning Authority demonstrating that the nesting / breeding birds have been shown to be absent.
9. Prior to the commencement of development hereby approved, including any vegetation clearance or ground works, and notwithstanding any information submitted with the application, an Amphibians Reasonable Avoidance Measures Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall give full details of how any harm to amphibians is to be avoided during the course of the development. The development shall be carried out in accordance with the approved Method Statement.
10. Prior to the commencement of development hereby approved, including any vegetation clearance or ground works, a Landscape Creation and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Landscape Creation and Management Plan shall identify the opportunities for biodiversity enhancement on site including (but not limited to):
 - a) Details of new ponds / wetland creation
 - b) Details of how retained hedgerows, trees and wetlands are to be protected during any construction period
 - c) Planting plans, taking into account the need to contribute to landscape connectivity and the creation of a coherent local ecological network
 - d) Written specifications (including cultivation and other operations associated with plant and grass establishment)
 - e) Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate
 - f) Implementation timetables.

The Landscape Creation and Management Plan shall be carried out as approved.

11. Prior to the commencement of development hereby approved, a scheme which provides for the assessment, retention and protection of trees, shrubs and hedges within (or overhanging) the site, which may be affected by the construction process (apart from those whose removal is approved through the reserved matters application(s)), shall be submitted to and approved in writing by the Local Planning Authority in the form of a Tree Protection Plan and Arboricultural Impact Assessment. The measures contained within the approved

Arboricultural Impact Assessment and Tree Protection Plan for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

12. Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority to include details of the measures proposed during construction to manage and mitigate environmental effects. The following matters shall be addressed:
 - a) the times of construction activities on site
 - b) the parking of vehicles of site operatives and visitors
 - c) loading and unloading of plant and materials
 - d) storage of plant and materials used in constructing the development
 - e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - f) wheel washing facilities
 - g) measures to control the emission of dust and dirt during construction to ensure that dust and dirt does not travel beyond the site boundary
 - h) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - i) potential ground and water contaminants; details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction
 - j) management of silt and run-off during the build out of the development
 - k) measures to prevent disturbance to adjacent dwellings from noise and vibration, including any piling activity
 - l) measures to avoid light pollution

- m) routes to be used by vehicles carrying plant and materials to and from the site and measures to be taken to ensure that drivers use these routes as far as is practicable.

The development hereby approved shall be carried out in accordance with the approved CEMP.

- 13. Prior to commencement of development hereby approved, a desk study shall be undertaken and submitted to 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 in writing by the Local Planning Authority and the scheme implemented in accordance with the approved details 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.
- 14. The development shall incorporate suitable gas protection measures, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The measures shall include, as a minimum: ventilation of confined spaces within the building, a ground slab of suitable construction, a low permeability gas membrane, minimum penetration (ideally none) of the ground slab by services, and passive ventilation to the underside of the building. The development shall be carried out in accordance with the approved scheme and thereafter be maintained and retained. Alternatively, prior to the commencement of development, a gas monitoring programme and risk assessment of the results shall be undertaken to demonstrate that the above protection measures are not required. The results shall be submitted to and approved in writing by the Local Planning Authority. Any gas monitoring must be carried out over a period of at least three months and include at least three readings where the atmospheric pressure is below 1000mb. Gas flow rates must also be provided.
- 15. As part of any reserved matters application where layout is applied for, public open space shall be provided on site in accordance with the requirements of saved Policy H13 of the adopted Wyre Borough Local Plan (1999), or any subsequent replacement Local Plan policy for the provision of public open space, and such area or areas of open space shall be provided and available for use, and shall thereafter be retained and maintained for use by the public in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling on the site.

16. No development shall take place until a programme of archaeological work has been carried out in accordance with a written scheme of investigation (which shall include the timetable for the investigation) and which has been submitted by the applicant and approved in writing by the Local Planning Authority.
17. No part of the development hereby approved shall commence until a timescale for the construction of the site accesses and the agreed scheme of off-site works of highway improvement has been submitted to, and approved in writing by the Local Planning Authority. The highway improvements shall thereafter be constructed in accordance with the agreed timescale and agreed scheme of off-site works of highway improvement. The agreed scheme of highway improvements/works are as shown on drawings 0520-01C, 0520-04C, 0520-05 & 0520-06B and include:
- Repatch and repair existing footway on east side of Holts Lane between Brockholes Crescent and proposed pedestrian refuge on Garstang Road East, including provision of tactile paving at crossing points;
 - Repatch and repair existing footway on south and west side of Brockholes Crescent between Holts Lane access and Main Drive, including provision of tactile paving at crossing points;
 - Repatch and repair existing footway on south side of Main Drive between Brockholes Crescent and Carr Head Lane Drive, including provision of tactile paving at crossing points;
 - Revise layout of Main Drive / Brockholes Crescent junction to reduce bell mouth and introduce dropped kerbs and tactile paving to provide a safer environment for pedestrians;
 - Introduce pedestrian / cycle refuge on Garstang Road East in the vicinity of the junction with Holts Lane. Pedestrian / cycle refuge to be sited on the desire line of residents of the proposed development undertaking trips to Tesco, Hodgson Academy and Poulton town centre;
 - Upgrade 2no bus stops (with shelters) on Garstang Road East. These are located at :
 - Westbound services: 90m east of Holts Lane;
 - Eastbound services: 120m west of Holts Lane;
 - Introduce a new bus stop on Carr Head Lane. Details to be agreed;
 - Garstang Road East / Holts Lane junction - introduce right turn lane waiting areas on Garstang Road East to cater for movements into Holts Lane and Argyle Road;
 - Hardhorn Road / Highcross Road / Beech Drive junction - widening of Hardhorn Road to provide right turn facility into Highcross Road;
 - Lower Green / Garstang Road East - widen Lower Green approach to signals to increase length of two lane approach;
 - Hardhorn Road / Garstang Road East junction - minor kerbing works and provision of "Z" marking to facilitate safer

turning movements.

18. The approved Travel Plan must be implemented in accordance with the timetable contained within it unless otherwise agreed in writing by the Local Planning Authority. All elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used/for a minimum period of at least 5 years.
19. As part of any reserved matters application where layout is applied for, details of footpath links between the application site and the adjacent land to the east, including details of their maintenance and management, shall be provided. The footpath links shall be constructed in accordance with the approved details prior to first occupation of any of the approved dwellings or completion of the development, whichever is the sooner. Thereafter the footpaths shall be managed and maintained in accordance with the approved details.

Reasons for the above Conditions: -

1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure the adequate provision and delivery of affordable housing in accordance with the National Planning Policy Framework (March 2012)
4. The condition is required to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to reduce the risk of flooding to the proposed development, elsewhere and to future users, to ensure that water quality and bathing water quality is not detrimentally impacted by the development proposal and to secure opportunities for the enhancement of nature conservation in accordance with the National Planning Policy Framework (2012). The information is required to be agreed prior to commencement to ensure that adequate drainage is in place throughout the lifetime of the development in order to minimise flood risk.
5. In order to ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance, to identify the responsible organisation/body/company/undertaker for the sustainable drainage system, and to ensure nature conservation value is maintained in accordance with the National Planning Framework (2012). It is necessary for this information to be agreed prior to commencement so that the management plan for the drainage system is in place for the lifetime of the development.

6. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding with saved Local Plan policy CIS7 and the National Planning Policy Framework (March 2012)
7. 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 Saved Policy SP14 of the Wyre Borough Local Plan and the NPPF.
8. To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and the National Planning Policy Framework (March 2012).
9. In order to ensure that legally protected species are not unacceptably affected in accordance with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010 (as amended)
10. To secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework (March 2012)
11. To safeguard the amenity, appearance and character of the area in accordance with saved Local Plan policies ENV7 and SP14 and the Trees and Development Supplementary Planning Guidance (1998).
12. In the interests of highway safety and ecology, to safeguard the amenity of the area and to avoid an undue flood risk on site during construction in accordance with saved policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) the National Planning Policy Framework.
13. The development is for a sensitive land use. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with saved Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
14. The development is within 250 metres of a closed landfill site. Works are therefore required in the interests of public safety and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
15. To ensure that public open space areas are adequately provided and effectively managed and maintained in accordance with the provisions of saved policy H13 of the Wyre Borough Local Plan (1999) and the NPPF.
16. To ensure that any archaeological remains at the site are recorded to ensure an understanding of the significance of the heritage asset before it is lost, in accordance with the National Planning Policy Framework.

17. 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.
18. To ensure that the development provides sustainable transport options and to minimise impact on air quality caused by the development in the surrounding area in accordance with Saved Policy SP14 of the Wyre Borough Local Plan and the NPPF.
19. To ensure a proper planned approach is adhered to maximising site access/connectivity to the existing and future network to encourage travel by sustainable modes in accordance with the objectives of the NPPF and the provisions of Policy SP14 of the Wyre Borough Local Plan (1999).

Attention is drawn to the following Notes: -

1. LANCASHIRE COUNTY COUNCIL - LEAD LOCAL FLOOD AUTHORITY

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>

This response does not grant the applicant permission to connect to the highway drainage network. Neither does this response cover the suitability of any highway drainage proposal. The highway drainage proposal and the suitability for future highway adoption under Section 38 of the Highways Act 1980 are for the Local Highway Authority to comment on.

2. ENVIRONMENT AGENCY

The applicant will require an Environmental Permit for the proposed surface water outfall into Oldfield Carr Lane watercourse. Oldfield Carr Lane watercourse adjacent to the site is designated a Main River. In particular, any development within our 8 metre easement, measured from the top of the bank of the watercourse, including any new outfall structures, pipelines, landscaping (including trees and shrubs), fences, lighting columns, or any other structure, will require an Environmental Permit. The applicant is advised to refer to <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> and contact Flood Risk Officer, Pippa Hodgkins, on 020 302 51397 to discuss our requirements if a permit or advice is required.

The Environment Agency has a right of entry to Oldfield Carr Lane watercourse by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act.

It should be noted that the grant of planning approval does not guarantee that any necessary permissions or consents that are required under separate legislation will be forthcoming.

3. LANCASHIRE CONSTABULARY

The following security measures are recommended; Physical Security

- All external doors and windows should be PAS 24/2012 certificated or an alternative accepted security standard. This includes pedestrian doorsets linking garages to dwellings and the doorsets for the 12 apartments.
Reason: to comply with Building Regulation Approved Document Q and reduce the opportunity for burglary.
- Ground floor glazing on rear and side elevations should be laminated and windows should be fitted with restrictors.
Reason: to deter attempts at burglary and opportunist crime.
- The rear garden should be fitted with a 1.8m high close boarded timber fence and a 1.8m high lockable gate should be fitted flush with the front of the dwelling. Reason: to prevent easy access to the rear and side of the dwelling and to deter attempts at burglary.
- Lights should be installed at all external doors.
Reason to promote natural surveillance and make a less attractive target for an intruder as the chance of being seen is increased. External lighting is often provided at the front doors however as most dwelling burglaries target the side and rear elevations, external lighting should be installed at all doors.
- Utility meters should be located as close to the front elevation as possible. Reason: To remove the need to access private areas to obtain readings.
- 13 amp non-switched fused spurs should be installed to enable easy installation of an intruder attack alarm by the homeowner.
Reason: To deter potential intruders from targeting the dwellings for burglary.
- If sheds are provided they should be located in visible areas of the garden, fitted with a lockable door and have no windows. Reason: Windows allow intruders a view of valuables stored inside.
- Garages should be fitted with a light and the vehicular doorset should be certificated to LPS 1175 Issue 7 Security Rating 1 or STS 202 Issue 3 Burglary Rating 1. Reason: to promote natural surveillance and prevent forced entry.
- The Design and Access incorporates a section on crime prevention which details general security measures such as enhancing natural surveillance. Further comment will be made on these issues at the Reserved Matters stage.

4. ENVIRONMENTAL HEALTH

All site investigations and assessments shall be carried out by appropriately qualified personnel, in accordance with British Standard 10175:2001 "Investigation of Potentially Contaminated Sites - Code of Practice".

17/00070/FULMAJ

Mr Graham Smart. Variation of condition 2 on application 14/00928/FULMAJ to allow for the full demolition of existing building and the erection of a three storey and part two storey apartment block (12 apartments) including associated access/parking provision and a cycle store. Royal Oak, 64 Breck Road, Poulton-Le-Fylde, Lancashire, FY6 7AQ.

The application was before members at the request of Councillor Beavers.

A site visit was carried out to help Members understand the current condition of the existing building and how it sits within its surroundings, including the proximity to neighbouring properties.

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

One Ward Councillor spoke to the committee and the other Ward Councillor for Breck Ward sent in a letter to be read out by the Chairman of the committee, supporting the application.

The application was approved as per the recommendation of the Head of Planning Services that the S73 variation of condition application be approved subject to conditions and the added change to condition 5 as follows: -

Conditions

1. The development must be begun not later than the expiration of three years from the 28 January 2015.
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 25/01/2017 including the following plans:
 - Proposed Elevations (Revised) Drawing Number: A009/040/P/02 Revision T
 - Floor Layout (Revised) Drawing Number: A009/040/P/03 Revision R
 - Site Layout/Street Scene Drawing Number: A009/040/P/01 Revision P
 - Existing Site Layout Drawing Number: A009/040/S/01 Revision C
 - Existing Floor Plans Drawing Number: A009/040/S/02 Revision B

- Existing Floor Layout Drawing Number: A009/040/S/02 Revision A
 - Site Location Plan Scale 1:1250
-
- The development shall be retained hereafter in accordance with this detail.
3. 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.
 4. No development shall take place until samples of all the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.
 5. No first occupation or use of the development hereby approved shall occur until all of the windows on the south western elevation have been fitted with obscure glazing equivalent to Grade Level 5 (most obscure) and these shall be maintained and retained thereafter. All windows in the south western elevation except the bedroom window at first floor (as shown on approved plan number A009/040/P/02 Rev T) shall be installed as non-opening prior to first occupation or use of that room and maintained and retained thereafter as such. Any subsequent repaired or replacement windows shall be installed as non-opening and with glazing to the same level of obscurity.
 6. No development shall take place until full details of both hard and soft landscape works has been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, lighting etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.

7. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority and shall thereafter be retained and maintained. Any trees or shrubs planted in accordance with this condition or any trees or shrubs planted in replacement which are removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of similar size and species to those originally required to be planted.
8. Prior to first occupation of the development hereby approved all windows on the Breck Road and Station Road elevations shall be installed as recommended in the conclusions and recommendations of the Noise Assessment submitted as part of the application received on 25/01/2017. Any alternatives to the recommendations proposed shall be agreed in writing with the Local Planning Authority.
9. Prior to commencement of built development on site, details of the form and design of the windows (including sectional details of the stiles, rails and glazing bars) shall be submitted to and agreed in writing by the Local Planning Authority. This condition relates to the windows in the Breck Road and Station Road elevations of the proposed development, which shall be of a sliding sash design, constructed of timber and supported on cords and weights (not spring balances), and shall be set in a reveal of 4inches (100mm). The development shall be carried out in accordance with the approved details and retained and maintained thereafter. After installation, only the agreed type of window shall be subsequently refitted as a repair or replacement.
10. Prior to the first occupation of the development hereby approved, the vehicular access and parking / manoeuvring areas shall be laid out and surfaced or paved in accordance with the approved layout scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The approved parking spaces/ manoeuvring areas shall thereafter not be used other than for the parking of private motor vehicles.
11. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be concurrently reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads.
12. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. Such works shall be constructed and completed in accordance with the approved scheme prior to the first occupation of the building and maintained and retained thereafter.

13. Prior to the first occupation of the development hereby approved the cycle store shall be constructed and available for use in accordance with the approved plan (Drawing Number: A009/040/P/01 Revision P) and shall be retained and maintained at all times thereafter.
14. Prior to the commencement of development, including any site clearance or demolition, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority to include details of the measures proposed during construction/demolition to manage and mitigate the main environmental effects and to protect the amenity of the adjacent residents. The following matters shall be addressed:
 - 1) The parking of vehicles of site operatives and visitors
 - 2) Loading and unloading of plant and materials
 - 3) Storage of plant and materials used in constructing the development
 - 4) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - 5) Measures to control the emission of dust and dirt during the demolition of the building in the form of a Dust Management Plan
 - 6) Measures to control the emission of noise during the demolition of the building
 - 7) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - 8) Measures to prevent disturbance to adjacent dwellings from noise and vibration and measures to prevent the pollution of watercourses
 - 9) Hours and days of construction work for the development
 - 10) The routing of construction traffic and measures to ensure that drivers use these routes as far as is practicable

The development hereby approved shall be carried out in accordance with the approved CEMP.

15. Prior to commencement of the development, a scheme for the design and future maintenance of a mechanical ventilation system to all habitable rooms to the ground and first floors fronting onto Station Road, to give the occupants of these rooms the option of mechanical ventilation which will allow for air to be drawn from a suitable location within the development boundary, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall subsequently be carried out in accordance with the agreed details and thereafter maintained and retained.

16. The development hereby approved shall not commence until a building record completed to level 2 of the current Historic England Guidance on the recording of buildings (or any subsequent replacement guidance) has been submitted to and approved in writing by the Local Planning Authority. This shall include a full measured survey of the exterior of the building and a full photographic record using the aforementioned Historic England standards. A copy of the completed report shall be submitted to the Lancashire County Council Records Office. The reconstruction of the building thereafter shall be carried out and completed in accordance with the completed measured survey drawings. Any deviation from these drawings must be agreed in writing in advance by 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. The development is for a sensitive land use. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) and Policy CORE 11 of the Wyre Borough Local Plan 2001 - 2016 (first deposit draft).
4. To ensure that the materials have a satisfactory appearance and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
5. To protect the amenity of the occupants of the nearby residential properties.
6. To ensure that the development presents a satisfactory appearance in the street picture and in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
7. To ensure that the development presents a satisfactory appearance in the street picture and in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
8. To protect the residential amenity of future occupiers of the flats hereby approved.

9. To preserve or enhance the appearance of the building or the area in which it is situated in accordance with Policy SP14 and ENV9 of the adopted Wyre Borough Local Plan (July 1999)
10. To prevent loose surface materials from being carried on to the public highway thus causing a potential source of danger to other road users, and to allow for the effective use of the parking areas and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999)
11. To limit the number of access points to, and to maintain the proper construction of the highway, and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999)
12. To ensure a satisfactory means of drainage, and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999)
13. For the avoidance of doubt and to promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework.
14. In the interest of the amenity of the area and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999)
15. To safeguard the amenity of the future occupants of the development and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999)
16. To safeguard the appearance of the Poulton-le-Fylde Conservation Area and to safeguard the historic character thereof. This condition is required prior to commencement because the existing building details must be recorded prior to demolition to allow for an accurate and faithful rebuild thereafter.

Attention is drawn to the following Notes: -

1. In the event of any species being unexpectedly encountered before and during site clearance or development work, then work shall stop until specialist advice has been sought regarding the need for a license from Natural England and/or the implementation of necessary mitigation measures.

17/00246/FUL

Mr Stanley Cookson. Erection of one detached dormer bungalow with associated access and landscaping. Land Off Ingol Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9BJ.

The application was before members at the request of Councillor Robinson.

A site visit was carried out to help Members understand the proposed development and how it would sit within the context of the surrounding built form and its location within the landscape.

A relative of the Applicant and a Hambleton and Stalmine Ward Councillor spoke to the committee supporting the application.

Councillor Moon declared a significant interest in Item 03 – Erection of one detached dormer bungalow with associated access and landscaping – Land off Ingol Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9BJ – 17/00246/FUL as he had attended the same Secondary High School as the Applicant's daughter and knew the Applicant, her father. Councillor Moon spoke on the matter but took no part in the decision making and abstained from the vote.

The application was **granted contrary to the officer's recommendation.**

Conditions

1. The development must be begun not later than the expiration of three 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials. Reason: 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).
3. No development shall take place until full details of both hard and soft landscape works has been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing materials; minor artefacts and structures (e.g furniture, play equipment, refuse or other storage units, lighting etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme. Reason: To ensure that the development presents a satisfactory appearance in the street picture and in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

4. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority and shall thereafter be retained and maintained. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of similar size and species to those originally required to be planted. Reason: To ensure that the development presents a satisfactory appearance in the street picture and in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
5. 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: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy ENV15 of the Adopted Wyre Borough Local Plan (July 1999).
6. 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 17 March 2017, including the following plans:
LF/50/3201
LF/SC/3228A
LF/SC/3224
Location Plan Revised
Reason: For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
7. No boundary treatment works shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, details of the positions, design, materials and type of boundary treatment to be constructed/erected. The boundary treatment shall be completed in accordance with the approved details before the use hereby permitted is commenced. The development shall be carried out in accordance with the approved details and thereafter maintained and retained.

Reason: To ensure that the development presents a satisfactory appearance in the street picture and in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

8. a) No development approved by this permission shall be commenced until details of the existing and proposed ground, slab and finished floor levels have been submitted to and approved in writing by the Local Planning Authority.

b) The ground, slab and finished floor 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 has a minimum risk of flooding in accordance with Policies SP14 and ENV15 of the Adopted Wyre Borough Local Plan (July 1999).

9. Prior to commencement of the development, a drainage scheme, which shall detail measures for the attenuation, and the disposal of foul and surface waters, shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied or brought into use until the drainage works have been carried out and completed in accordance with the approved scheme.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health in accordance with Policy ENV15 of the Adopted Wyre Borough Local Plan (July 1999).

NOTE: The precautions outlined in section 7.7.2 of the ecological appraisal submitted with the application should be implemented during the build period.

The meeting started at 2pm and finished at 3.41pm.

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