

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 11 January 2023

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
22/00762/FULMAJ	Karl Glover	1	9-36

ADDITIONAL CONSULTATION RESPONSES RECEIVED

NATURAL ENGLAND (NE) – No objection

Following additional information, Natural England has confirmed that subject to mitigation in the form of a Construction Environmental Management Plan and advisory homeowner packs, the development would not have an adverse effect on the Wyre Estuary SSSI and Morecambe Bay Special Protection Area.

Officer Response: Conditions have already been recommended to secure these aspects. On this basis, the application is acceptable in terms of impact on protected sites.

POLICY UPDATE

EMERGING LOCAL PLAN PARTIAL UPDATE

A Publication version of the Wyre Local Plan Partial Update underwent a public consultation between 30 November 2021 and 18 January 2022. The Submission draft was approved for submission to the Secretary of State for examination on 15 April 2022 and approved for Development Management purposes. The Inspector appointed to carry out the examination held hearing sessions in September 2022 into the Partial Review. Public consultation on the Main Modifications was held between 15 October and 23 November 2022. The Inspector's final report on the Partial Update was issued on 21 December 2022, it concluded, that subject to the Main Modifications recommended in his report, the Local Plan Partial Update is legally compliant and sound. Although the draft Local Plan as proposed to be modified does not have the full weight of an adopted Local Plan, it has reached an advanced post hearing stage in the local plan process and is supported by a comprehensive and robust evidence base. Development plan policies contained within the draft Partial Update as proposed to be amended in response to the Inspector's Final Report will therefore be given significant weight in determining planning applications

The following policies contained within the emerging Partial Update are of most relevance:

- SP1 - Development Strategy
- HP1 - Housing Land Supply
- HP3 - Affordable Housing

Officer Response: This update on the Local Plan Partial Update does not have any implications or affect the assessment of this application as set out within the Case Officers report

AMENDMENTS TO CONDITIONS

The following changes to conditions are proposed.

CONDITION 2 - APPROVED PLANS

A Colour Layout Plan and Sectional Drawing have been provided for clarification of visual impacts. Condition 2 is now worded as follows:

The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 26.07.2022 including the following plans/documents:

Plans

- Site Location Plan Drg No.101;
- 1800mm High Brick Wall plan Drg No.F01;
- 1.8m High Acoustic Fence plan Drg.No.F014-1;
- 1200mm High Stock Proof Fence plan Drg No.F06;
- 1200mm High Entrance Wall plan Drg No.F01-2;
- 1800mm High Gated Fence Drg No.F02;
- Planning Layout Drg.No.102 Rev L, received 12th December 2022;
- Pumping Station Layout, received 8th December 2022;
- Pumping Station Kiosk, received 8th December 2022;
- Sections Through Boundary Drg.No.102-2 Rev A, received 12th December 2022;
- Preliminary Drainage Layout Drg No.30536/100 Rev E, received 12th December 2022;
- **Planning Layout (Colour with Affordable Housing) Drg No.102 Rev L, received by the LPA on the 9th January 2023;**
- **Sections Through Site (Eastern Boundary) Drg No.102-1A, received by the LPA on the 9th January 2023;**

House Types

- Single garage plan Drg No.SG-P-01;
- Arnside House plan Drg No.AR-P-01;
- Bollington House plan Drg No.BL-P-01;
- Caton/Croston House plan Drg No.CA/CR-P-01;
- Croft House plan Drg No.CF-P-01;
- Cheadle House plan Drg No.CH-P-01;
- Culcheth House plan Drg No.CU-P-01;
- Edenfield House plan Drg.No.ED-P-01;
- Freckleton House plan Drg No.FE-P-01;
- Formby House plan Drg.No.FM-P-01;
- Frodsham House plan Drg.No.FR-P-01 Rev A, received 8th December 2022;
- Haigh House plan Drg.No.HA-P-01;
- Hartford Special House plan Drg.No.HTSP-P-01;
- Plumley House plan Drg.No.PL-P-01;
- Tarleton House plan Drg.No.TA-P-01;
- Willaston House plan Drg.No.WN-P-01;
- Kingsleigh Plus House Type Drg.No.KI-P-01, received 3rd November 2022;

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.