



## Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 6 September 2017 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

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### **Planning Committee members present:**

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

### **Apologies:**

Councillor(s) Graham Holden and Ron Shewan

### **Officers present:**

David Thow, Head of Planning Services  
Lydia Harper, Development Manager  
Carmel White, Solicitor  
Carole Leary, Democratic Services Officer

**Non-Committee Members and Officers present:** Councillor P Murphy and County Councillor Shedwick.

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

The press were not present.

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### **PA.20      Declarations of Interest**

Councillor Jones declared an 'Other Significant Interest' on Item 03 – Reserved matters application for the erection of 160 dwellings with associated works, Land off Lambs Road, Thornton Cleveleys, Lancashire – 17/00050/REMMAJ, because she had previously made representations and felt that it could be perceived that she had pre-determined the matter. She commented on the item and then left the room when the item was discussed and had no involvement in the decision making.

### **PA.21      Confirmation of Minutes**

The minutes of the Planning Committee meeting held on Wednesday 2 August, 2017 were confirmed as a correct record.

## PA.22 Appeals

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

### **Resolved**

That the position regarding the appeals, as set out on pages 1 – 6 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.23 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.

- 15/00928/OUTMAJ – Land off Calder House Lane, Barnacre With Bonds, Lancashire, PR3 1ZE
- 16/00651/OUTMAJ – Land South of the A586, Great Eccleston, Lancashire
- 17/00050/REMAJ – Land off Lambs Road, Thornton Cleveleys, Lancashire

## PA.24 Applications Deferred

**RESOLVED** that the two undermentioned applications be **DEFERRED to the Head of Planning Services for a Section 106 Agreement** under the provisions of the Town and Country Planning Act 1990, as set out below:

### **15/00928/OUTMAJ**

Property Capital PLC & Carrick Sports. Outline application for residential development for up to **49** dwellings with access applied for off Calder House Lane. Land off Calder House Lane, Barnacre With Bonds, Lancashire, PR3 1ZE.

As explained within the report, this application was before Committee for a second time.

This application was initially presented to the Committee on 22 March 2017 along with other applications along the A6 corridor. At that meeting the Committee resolved to grant planning permission subject to the completion of a necessary S106 legal agreement to secure appropriate contributions towards highway improvement works and local education provision. As yet,

this S106 has not yet been completed and so planning permission has yet to be formally granted. The application was back before Committee because, since the previous resolution, an updated Strategic Housing Land Availability Appraisal (SHLAA) has been published.

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

The applicant spoke to the committee supporting his application.

The Committee considered that due to the reduction in developable area, the site should only reasonably sustain a maximum of 45 dwellings. The Head of Planning informed the Committee that this could be dealt with either by means of an additional condition or by agreed amendment to the description of development.

The Committee resolved to grant outline planning permission subject to conditions set out below (and an additional condition to limit the development to 45 dwellings) and a S106 legal agreement to secure appropriate financial contributions towards local education, sustainable travel and highway improvement works, and that the Head of Planning Services be authorised to issue the decision upon the agreement of heads of terms with regard to the contributions towards the highway initiatives to be determined by LCC Highways and the satisfactory completion of the s106 agreement. The Head of Planning was also authorised as an alternative to the imposition of an additional condition to obtain agreement to amendment of the description of development to relate to up to 45 houses but subject in all other respects to conditions and a s106 legal agreement as aforesaid.

Whilst it was also recommended that a Grampian condition be imposed to prevent commencement of any development until and unless planning permission has been granted for the development of Jct 2 M55 and the Preston West Distributor, it was considered that the decision on that scheme was likely to be made within the next two months. Due to the time it will take to negotiate the S106 agreement, it is likely that Jct 2 M55 and the PWD 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 are asked to authorise the Head of Planning Services to issue the decision without such a condition under those circumstances.

**Conditions and Reasons: -**

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.

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. As part of any reserved matters application where layout is applied for, no built development shall be provided outside of the "Development Parcel" area in the northern part of the application site as illustrated on the Indicative Parameters Plan drawing ref. 15040 01-B submitted with the outline application.

Reason: In order to ensure an acceptable visual impact in the defined countryside and to prevent a coalescence between the settlements in accordance with saved policy SP13 of the Wyre Borough Local Plan (1999).

3. No part of the development hereby approved shall commence until a scheme for the construction of the site access in the location identified on plan 882-F02 and the off-site works of highway improvement has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority together with a timetable for implementation. The site accesses and off-site highway works shall be constructed in accordance with the approved scheme and implementation programme. The off-site highway works include:-

- Main Site access junction on to Calder House Lane, provision of footways, street lighting and gateway signing
- Provision of traffic calming on Garstang Road as shown on drawing 882-F03
- Public Transport facilities to quality bus standard on A6 - details of the stops to Quality Bus Standard to be agreed (2No bus stops - 1 northbound and 1 southbound)

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 in order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

4. The visibility splay identified as that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of the Calder House Lane to points measured 43m in each direction along the nearer edge of the carriageway of Calder House Lane, from the centre line of the access, shall be constructed and maintained at footway / verge level in accordance with a scheme to be agreed in writing by the Local Planning Authority in conjunction with the Highway Authority prior to commencement of development. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined 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 adequate visibility splays are maintained at all time.

5. 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
- xii. 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.

6. No development shall commence until an Interim Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority. The provisions of the Interim Travel Plan shall be implemented in accordance with the timetable contained therein unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development provides sustainable transport options.

7. 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 40% 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 and to reflect the level of provision proposed by the applicant in the application submission.

8. Prior to commencement of the development, the design of a scheme for the drainage of foul and surface water, based on sustainable drainage principles so far as is possible subject to ground conditions, the results of the investigation required under part (A xi) and an assessment of the hydrological and hydrogeological context of the development shall be submitted to and approved in writing by the Local Planning Authority.

(A) This scheme shall include;

- i. information about the design storm period and density (1 in 30 and 1 in 100 year + 30% allowance for climate change)
- ii. discharge rates and volumes (both pre and post development)

- iii. temporary storage facilities
- iv. means of access for maintenance
- v. the methods employed to delay and control surface water discharged from the site
- vi. the measures taken to prevent flooding and pollution of receiving surface waters, including watercourses and surface water sewers
- vii. details of floor levels in AOD
- viii. details of any off-site works required to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts where relevant);
- ix. floodwater exceedance routes both on and off site;
- x. a timetable for implementation, including a timetable for when attenuation basins / storage and flow control devices are to be constructed and operational;
- xi. evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltration rates.

(B) The scheme shall demonstrate that surface water run off for the entire site once developed would not exceed pre-development Greenfield run off rate.

(C) No surface water, highway drainage or land drainage shall discharge to the public combined sewerage system or via an infiltration system unless agreed by United Utilities.

The approved drainage scheme shall then be implemented in full accordance with the approved details, including the agreed timetable for implementation.

Reason: To ensure a satisfactory form of development, to manage flood risk, to prevent pollution from foul and surface water, to protect drinking water supplies, to ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate to prevent a flood risk during the construction of the development and to protect the adjacent railway from the risk of flooding and pollution in accordance with Policy ENV15 of the Wyre Borough Local Plan (1999) and the provisions of the NPPF.

9. 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 approved 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, or, management and maintenance by a Resident's Management Company; and

b. Arrangements concerning appropriate funding mechanisms for ongoing maintenance of all elements of the sustainable drainage system, and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

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.

10. The development hereby approved shall be carried out in accordance with the Flood Risk Assessment (Ref: 5936/R1, dated November 2015) submitted with this outline application and the following mitigation measures detailed within the FRA:

1. The development platform is contained within Flood Zone 1.

2. Provision of compensatory flood storage on a level for level basis is provided as per the hydraulic model (RPS, November 2015), which has been submitted to and verified by the Environment Agency. This is to compensate for all land on site that is raised out of Flood Zone 2 and 3.

The mitigation measures shall be fully implemented prior to first occupation 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.

Reason: To reduce the risk of flooding to the proposed development and future occupants; and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

11. With the exception of those trees identified for removal on the Tree Location Plan (contained within the Tree Report submitted with the planning application) all trees on site shall be retained as part of the development unless otherwise agreed in writing by the local planning authority. Prior to the commencement of any works or development on site, a tree protection plan and arboricultural method statement shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall indicate the 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 / approved as being retained. The approved tree protection measures shall be in place prior to development works commencing and shall

remain until the development is completed.

Reason: In order to adequately protect the trees to be retained on site in the interests of the appearance of the site and biodiversity (removal of those trees may require further bat surveys to be carried out) in accordance with paragraphs 17 and 118 of the NPPF and Policy SP14 of the Wyre Borough Local Plan.

12. No works to trees or shrubs shall occur between 1st March and 31st July (inclusive) in any year unless a detailed bird nest survey has been carried out by a suitably qualified ecologist immediately prior to any clearance and written confirmation that no bird nests are present has been provided in writing to the Local Planning Authority.

Reason: In the interests of the ecology of the area and in accordance with the National Planning Policy Framework.

13. Prior to the commencement of development, a landscape and habitat creation and management scheme shall be submitted to and agreed in writing by the Local Planning Authority along with a timetable for implementation and the development shall then proceed in full accordance with these agreed details. For the purpose of this condition, the scheme shall include details of elements to mitigate for loss of any hedgerows, trees and bird nesting habitat; provide continuous terrestrial connectivity along the boundaries of the development for species movement; and enhance the value of the site for wildlife through, for example, new structure planting. The scheme shall thereafter be implemented in accordance with the approved details / timescale.

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

14. 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: 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). This information must be provided prior to commencement to ensure that the development can proceed without undue risk to the environment or human health.

15. 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 well-constructed ground slab, a low permeability gas membrane, minimum penetration (ideally none) of the ground slab by services, and passive ventilation to the underside of the building.

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. 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. Results shall be submitted for approval in writing by the Local Planning Authority.

Reason: In order to ensure that the development would be suitably protected against potential gas ingress in order to safeguard the environment and human health.

16. 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 equivalent policy in an adopted Local Plan that replicates the existing Local Plan, 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 agreed in writing by the Local Planning Authority prior to the first occupation of any dwelling on the site.

Reason: In order to ensure adequate provision and delivery of public open space in accordance with the provisions of the NPPF and Policy H13 of the Wyre Borough Local Plan (1999).

17. Prior to the installation of any external lighting, an artificial lighting assessment shall be submitted to and agreed in writing by the Local Planning Authority which demonstrates that artificial lighting will be designed so that it is not intrusive to visual amenity or to boundary features which are important habitat for bats. The lighting shall be installed in accordance with the approved details.

Reason: In order to safeguard visual amenity and biodiversity in accordance with saved policies SP13 and SP14 of the Wyre Borough Local Plan (1999) and the NPPF.

**Attention is drawn to the following Notes: -**

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council, in the first instance, to ascertain the details of such an agreement and the information to be provided.

2. The watercourse Little River Calder adjoining the site is designated a Main River. Therefore under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency (EA) is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the Little River Calder. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within the 8 metre easement without their prior consent. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to the EA for consideration. The EA has a right of entry to the Little River Calder 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. The developer must contact the EA to discuss their access requirements.

3. For the avoidance of doubt, the response from LCC Lead Local Flood Authority 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> neither does the response grant the applicant permission to connect to the highway drainage network. The highway drainage proposal and the suitability for future highway adoption under Section 38 of the Highways Act 1980 is for the Local Highway Authority to comment on.

**16/00651/OUTMAJ**

Ferrari's Country House Ltd. Outline application for the erection of 22 dwellings with associated infrastructure. Land South of the A586 Great Ecclestone.

The application was before the Committee at the request of Councillor Catterall. Members had the benefit of a site visit in advance of the Planning Committee meeting, because of the nature of the site and surrounding area cannot be adequately conveyed through photographs.

Three members of the public spoke to the Committee, objecting to the application.

The Agent spoke to the Committee, in support of their application.

The application was Deferred to Head of Planning Services for a Section 106 agreement as per recommendation with the following change to condition 13:  
A Prior to the commencement of the development hereby approved, a scheme for any associated off site highway works on the A586 shall be submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, the scheme shall include the provision of traffic islands/pedestrian refuges, street lighting, traffic signs, road markings and the repositioning of the lay-by.

B Prior to the commencement of the development hereby approved, the scheme agreed under part A above shall be implemented in full and in full accordance with the approved details.

### **Conditions and Reasons:-**

1. In the case of any reserved matter, namely access, 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; and that 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.

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 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.

3. 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 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 agreed in writing by the Local Planning Authority prior to the first occupation of any dwelling on the site.

Reason: In order to ensure adequate provision and delivery of public open space in accordance with the provisions of the NPPF and Policy H13 of the Wyre Borough Local Plan (1999).

4. 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 and the works shall then proceed in full accordance with these agreed details:

(i) plan showing the trees and hedgerows to be retained;

(ii) arboricultural implications assessment and tree protection plan to include an arboricultural method statement to show how the trees and hedgerows proposed for retention would be protected during construction. This plan should include detailed 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;

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.

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).

5. No trees shall be felled or vegetation cleared during the main bird nesting season (March to August inclusive) unless the absence of nesting birds has first been established by a survey, confirmed in writing by a suitably qualified and experienced ecologist, and submitted to and agreed in writing by the Local Planning Authority.

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

6. Prior to the commencement of any site clearance or works pursuant to this permission, a method statement for the treatment and management of Japanese knotweed on the site shall be submitted to and agreed in writing by the Local Planning Authority and the development hereby approved shall then proceed in full accordance with this agreed method statement.

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

7. Prior to the commencement of development a scheme of biodiversity enhancement, to include the provision of native replacement planting to compensate for any tree or hedgerow loss, bird nesting and bat roosting boxes, shall be submitted to and approved in writing by the Local Planning Authority and this agreed scheme shall then be implemented in full as part of the development.

Reason: In the interests of safeguarding and enhancing biodiversity in accordance with the provisions of paragraphs 17 and 118 of the NPPF.

8. Prior to or simultaneously with the submission of a reserved matters application in respect of layout and prior to the commencement of any development a surface water drainage scheme to include the following details shall be submitted to and approved in writing by the local planning authority:

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) The drainage scheme should demonstrate that the surface water run-off must 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.

The scheme shall be fully implemented and subsequently maintained, 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.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development, elsewhere and to future users and to promote sustainable development using appropriate drainage systems. Details have not been forthcoming with the application that ensure suitable drainage taking into consideration land conditions and proximity to existing services.

9. Prior to or simultaneously with the submission of a reserved matters application in respect of layout and prior to the commencement of the development hereby approved, details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, 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 ongoing 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 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 details.

Reasons: 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; and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

10. 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 the environment and human health against potential land contamination.

11. Prior to commencement of the development, a noise impact assessment shall be approved in writing by the Local Planning Authority. The assessment shall demonstrate that the undernoted noise standards shall not be exceeded at each dwelling and include any necessary noise mitigation measures. The noise to be assessed shall include cumulative noise from industrial, commercial and transportation sources. The development shall be carried out in accordance with the agreed mitigation measures which shall be retained thereafter.

- 55 dB LAeq 16 hours (07.00 to 23.00) in gardens and outside living areas
- 35 dB LAeq 16 hours (07.00 to 23.00) indoors, daytime
- 30 dB LAeq 8 hours (23.00-07.00) indoors, night-time
- 45 dB LAFmax (23.00-07.00) - indoors, night-time

Reason: In order to safeguard residential amenity against potential noise nuisance in accordance with the provisions of paragraphs 17 and 125 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

12. Prior to the commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include and specify the provision to be made for the following:

- (a) dust and dirt mitigation measures during the construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (b) control of noise and vibration emanating from the site during the construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (c) hours and days of construction work for the development
- (d) contractors' compounds and other storage arrangements
- (e) provision for all site operatives, visitors and construction loading, offloading, parking and turning within the site during the construction period
- (f) arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)
- (g) the routing of construction traffic and measures to ensure that drivers use these routes as far as is practicable
- (h) external lighting of the site during the construction period
- (i) erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (j) recycling / disposing of waste resulting from construction work
- (k) measures to protect watercourses against spillage incidents and pollution

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

Reason: Such details were not submitted with the application and need to be in place throughout the construction period in the interests of the amenities of surrounding residents, to maintain the operation and safety of the local highway network, to minimise the risk of pollution and to safeguard the character and appearance of the area in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

**13. A Prior to the commencement of the development hereby approved, a scheme for any associated off site highway works on the A586 shall be submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, the scheme shall include the provision of traffic islands/pedestrian refuges, street lighting, traffic signs, road markings and the repositioning of the lay-by.**

**(B) Prior to the commencement of the development hereby approved, the scheme agreed under part A above shall be implemented in full and in full accordance with the approved details.**

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users; to ensure safe and convenient access for future residents; and to ensure that traffic generated by the development does not result in a detrimental impact on highway function or safety, in accordance with the provisions of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

14. (a) Prior to the commencement of the development hereby approved, a scheme for highway improvement works on Back Lane shall be submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, the scheme shall include surfacing and the provision of street lighting as indicated on drawing ref. T2232/H/02.

(b) Prior to any of the properties hereby approved being first occupied, the scheme agreed under part (a) above shall be implemented in full and in full accordance with the approved details.

Reason: To enable safe and convenient access between the site and the village centre of Great Eccleston in the interests of accessibility, sustainability and public safety in in accordance with the provisions of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

15. Prior to or simultaneously with the submission of a reserved matters application in respect of layout, a scheme for the provision of a mix of house types shall be submitted to and agreed in writing with the Local Planning Authority and this agreed mix of house types shall be provided as part of the development hereby approved. For the purpose of this condition, the mix of house types should reflect the local needs identified in Fylde Coast Strategic Housing Market Assessment and associated appendices.

Reason: In order to ensure that an appropriate mix of house types is provided to meet identified local needs in accordance with the provisions of paragraphs 17 and 50 of the NPPF.

**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-andtravel/roads/flooding/alterations-to-a-watercourse.aspx>

2. 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 is for the Local Highway Authority to comment on.

3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council, in the first instance, to ascertain the details of such an agreement and the information to be provided.

4. It is recommended that a homeowner travel pack be provided to new homeowners. This pack should include information on public transport services and connections, pedestrian links to facilities and cycle routes.

## **PA.25 Applications Approved**

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

### **17/00050/REMAJ**

Wainhomes (North West) Ltd. Reserved matters application for the erection of 160 dwellings with associated works. Land Off Lambs Road, Thornton Cleveleys, Lancashire.

The application was before the Committee for a second time, having been previously presented to the Committee on 2 August 2017. At that meeting the application was deferred for later consideration on the basis that Members wished that the applicant make revisions to the proposal to better integrate the affordable housing with the market housing; providing a pedestrian link through from the main body of the site to Raikes road; and address what was considered to be overdevelopment of the site as reflected by the number of units and area of public open space.

Following the deferral of the application at that August meeting, the applicant subsequently provided a revised plan that included amendments as shown

within the report.

Four members of the public and the County Councillor for Thornton and Hambleton all spoke to the Committee, objecting to the application.

The Agent spoke to the Committee in support of their application.

The application was approved as per the recommendation of the Head of Planning Services to grant full planning permission subject to the conditions listed below:-

**Conditions and Reasons:-**

1. 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 19th January 2017 including the following plans/documents:

- Site location plan ref. 14-029 OS-01
- Proposed site layout plan (including levels) ref. 14-029 0001 Rev I
- Landscape structure plan ref. 5397.01 Rev B
- Baird house type plan ref. 3.217/P(EG)/BU/L10/300 Rev #
- Bell house type plan ref. 2.213/P/BU/L10/300 Rev #
- Brancaster house type plan ref. 3.113CB/P/BU/L10/300 Rev -
- Brancaster SA house type plan ref. 3.113SACB/P/BU/L10/300 Rev -
- Cavendish house type plan ref. 5.340/P/BU/L10/300 Rev #
- Chinley house type plan ref. 1.345(6)/P/BU/L10/MCK Rev -
- Claydon house type plan ref. 3.118/P/BU/L10/300 Rev #
- Claydon SA house type plan ref. 3.118SACB/P/BU/L10/300 Rev #
- Eton house type plan ref. 4.343/P/BU/L10/300 Rev A
- Gainsborough house type plans ref. 5.235FA/PE/L10/300 Rev #; 5.235FA/PF/L10/300 Rev #; 5.235/P/BU/L10/300 Rev #; 5.235/P/L10/300 Rev C
- Haversham house type plan ref. 4.342/P/BU/L10/300 Rev B
- Haversham SA house type plan ref. 4.342SA/P/BU/L10/300 Rev A
- Haversham DA house type plan ref. 4.342DA/P/BU/L10/300 Rev #
- Jenner (special) house type plan ref. 4.209SCB/P/BU/L10/300 Rev #
- Montgomery house type plan ref. 5.133/P/B/L10/300 Rev C
- Montgomery DA house type plan ref. 5.133DA/P/B/L10/300 Rev #
- Nelson house type plan ref. 4.350/P/BU/L10/300 Rev #
- Newton house type plan ref. 4.201/P/BU/L10/300 Rev A
- Newton (render) house type plan ref. 4.201/P/BRU/L10/300 Rev #
- Nightingale house type plan ref. 4.204/P/BU/L10 300 Rev #
- Nightingale SA house type plan ref. 4.204SACB/P/BU/L10 300 Rev #
- Nightingale DA house type plan ref. 4.204DACB/P/BU/L10 300 Rev #
- Oakmere house type plans refs. LL/2.346HL/P/BU/L10 Rev #
- Oxford house type plan ref. 4.309/P/BU/L10/300 Rev #
- Oxford DA house type plan ref. 4.309DA/P/BRU/L10/300 Rev #
- Richmond house type plans ref. \*\*\*/5.236/P/TB/L10/300 Rev # and 082/5.236/F/L10/300 Rev #

- Scott house type plan ref. 4.406/P/BU/L10/300 Rev A
- Shakespeare house type plan ref. 4.341/P/BU/L10/300 Rev A
- Trevithick house type plan ref. 3.205CB/P/BU/L10/300 Rev #
- Whitemoor house type plan ref. 4.344/P/BU/L10 300 Rev A
- Wren house type plan ref. 4.404CB/P/BU/L10 300 Rev #
- Wren DA house type plan ref. 4.404DACB/P/BU/L10 300 Rev #
- Single garage plans ref. PGL/2.0/1/B Rev A and PGL/2.0/2/B Rev #
- Double garage plan ref. PGL/5.0/2/B Rev A
- Paired/double garage plan ref. PGL/1.0/1/B Rev A
- 1.8m screen wall plan ref. SW/01
- 1.8m feather edged fence plan ref. WD-01

The development shall be retained hereafter in accordance with these details.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

2. Building work shall not commence on any building until details of the materials to be used in the construction of the external surfaces of that building (including the external walls, roof, and windows) have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999). The details are required prior to the commencement of the development because they were not submitted with the application.

3. Prior to the commencement of development, details of the surfacing materials to be used in the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority and the development shall then proceed 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).

4. Prior to any of the dwellings hereby approved being first occupied, the car parking provision shown on site layout plan ref. 14-029 0001 Rev Gas relating to that dwelling shall first be provided and shall thereafter be retained.

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 paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

5. Notwithstanding the information shown on site layout plan ref. 14-029 0001 Rev G, details of secure cycle storage to include the provision of racks sufficient to accommodate one bicycle per apartment shall be submitted to and agreed in writing by the Local Planning Authority. This agreed cycle

storage shall then be provided prior to any of the associated apartments being first occupied and shall thereafter be retained.

Reason: In order to encourage travel by sustainable modes in accordance with the provisions of paragraph 17 of the NPPF.

6. (a) Prior to any of the apartments hereby approved being first occupied, a waste management plan shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall detail the provision of refuse bins to meet the needs of the apartment blocks hereby approved. The development shall then proceed in full accordance with this approved plan.

(b) Prior to any of the dwellings hereby approved being first occupied, details of the appearance of any refuse storage facilities associated with that dwelling shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then proceed in full accordance with these approved details.

(c) The refuse storage provision shown on site layout plan ref. 14-029 0001 Rev G and agreed through this condition shall be provided before the associated dwelling(s) are first occupied and shall thereafter be retained.

Reason: In order to ensure that waste is properly managed within the site in the interests of visual and residential amenity in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

7. Notwithstanding the information shown on the approved plans, the doors and windows of the dwellings hereby approved shall be recessed by no less than one brick width from the face of the elevation in which they sit.

Reason: In the interests of good design in order to ensure that the buildings offer visual depth to break up their massing 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 development, a Landscaping Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall include details of those responsible for management of the landscaping on site and a programme for general maintenance of any communal areas.

(b) Prior to the commencement of development, a plan shall be submitted to and agreed in writing by the Local Planning Authority that shows which areas of open space and landscaping shown on the approved site layout plan ref. 14-029 0001 Rev G and landscape structure plan ref. 5397.01 as hereby approved shall be:

- given over to private residential curtilage
- managed as communal landscaping in accordance with the Landscaping Management Plan required by (a)
-

- managed as public open space in accordance with the Landscaping Management Plan required by (a)

The development shall then be maintained in accordance with these agreed details.

Reason: In order to provide clarity as to the boundaries of residential curtilage and to ensure that the landscaping provided on site is appropriately managed 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). These details are required prior to commencement to ensure that the landscaping delivered as part of the scheme is managed appropriately in the interests of the visual amenity of the area in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

9. (a) Prior to the commencement of development a phasing plan for the delivery of the housing and associated landscaping detailed on landscape structure plan ref. 5397.01 shall be submitted to and agreed in writing by the Local Planning Authority.

(b) The landscaping as detailed on landscape structure plan ref. 5397.01 as hereby approved shall be carried out in full accordance with these approved details within the first planting season following the completion of the associated development as set out in the phasing plan required under part (a) above.

(c) The landscaping as detailed on landscape structure plan ref. 5397.01 as hereby approved shall be implemented in full prior to the final dwelling hereby approved being first occupied.

(d) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 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 the provisions of paragraph 17 and section 11 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999). The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development in the interests of the visual amenity of the area in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

10. (a) The boundary treatments shown on site layout plan 14-029 0001 Rev G and detailed on plans ref. SW/01 (1.8m screen wall) and WD01 (1.8m fence) shall be provided before the associated dwellings hereby approved are first occupied and shall thereafter be retained and maintained.

(b) Where boundary walls are shown on the approved plan referenced above, these walls shall be constructed of brick to match that of the associated dwelling.

Reason: In the interests of residential amenity so secure private curtilage and 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).

11. Notwithstanding the definition of development as set out under section 55 of the Town and Country Planning Act 1990 (as amended) and the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the garage(s) hereby approved shall be retained solely for the housing of a private motor vehicle, and at no time shall any works be undertaken that would prevent it from being used for that purpose.

Reason: To ensure that sufficient off-street vehicle parking provision is available to meet the needs of the development in the interests of residential and visual amenity and highway safety in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

12. Notwithstanding the definition of development as set out under section 55 of the Town and Country Planning Act 1990 (as amended) and the provisions of Parts 1 and 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification);

(i) the dwelling(s) shall not be extended;

(ii) no works shall take place that would preclude the use of the driveways hereby approved for the parking of cars; and

(iii) no boundary treatments shall be erected forward of a property elevation facing a road.

Reason: To ensure that the Local Planning Authority has control over any future development in order to safeguard the residential amenities of neighbours; in order to ensure that sufficient off-street parking provision is available to meet the needs of the development; and to ensure that the estate retains its open plan character in the interests of residential and visual amenity and highway safety in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

13. (a) No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. These details shall include a plan showing areas of

road proposed for adoption by the Local Highway Authority and any areas proposed for private management.

(b) Should the plan required by (a) show that any stretches of road within the estate would be privately managed.

(i) details of a Road Management Plan to detail how those sections of road would be maintained in perpetuity, and

(ii) details of the surfacing of those sections of road, shall be submitted to and agreed in writing by the Local Planning Authority.

(c) The streets shall thereafter be maintained in accordance with the approved management and maintenance details as set out above or until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

Reason: In order to provide certainty as to the responsibility for the roads within the development; in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; to ensure that any areas of private road are suitable for use by refuse collection trucks; and to safeguard the visual amenities of the locality and users of the highway in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

14. The new estate roads shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with the provisions of paragraph 17 of the NPPF and Policy SP14 of the Wyre Borough Local Plan (1999).

15. Notwithstanding the information shown on the approved plans, the windows serving bathrooms, en-suites and WCs as shown on the house type drawings hereby approved shall be obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured) and maintained as such thereafter. Any subsequent repaired or replacement glazing shall be fitted with obscure glass to the same level of obscurity.

Reason: To safeguard the privacy of occupants in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

### **17/00470/FUL**

Ms S England. Erection of a replacement dwelling and the demolition of existing dwelling (Re-submission of application 16/00500/FUL). Faulkners Fold Cottage, Faulkners Lane, Forton, Preston, Lancashire, PR3 0AL.

This application was before Members at the request of Councillor Wilson. This application was a re-submission of application 16/00500/FUL which had been both presented and subsequently approved (subject to conditions) by the Planning Committee on 1 March 2017. Since a change in Committee Members had taken place since March 2017, a site visit had taken place, to aid new Members in particular, to understand the proposal and context.

The Agent spoke to the Committee in support of the application.

The application was approved as per the recommendation of the Head of Planning Services to grant full planning permission subject to the conditions listed below:-

**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 01/06/2016 including the following plans:

- Proposed Site Plan Drawing Number GA3006-PSP-01-C
- Proposed Elevation and Floor Plans (Revised) Drawing Number GA3006-002-D

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the replacement dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Such details shall make provision for the re-use of those materials used in the existing dwelling (Faulkners Fold Cottage) as far as is reasonably practicable. The development shall be carried out using the approved materials.

4. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. 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 approved 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 approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

5. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development under Parts 1 and 2

of Schedule 2 to that Order shall be carried out without the express permission of the Local Planning Authority.

6. Notwithstanding the details submitted with the application, prior to commencement of the development hereby approved, a drainage scheme for all surface water and foul drainage associated with the development shall be submitted to and approved in writing by the Local Planning Authority in accordance with the sustainable drainage hierarchy outlined in the National Planning Policy Guidance. The development shall be implemented in accordance with the approved details, prior to first occupation of the development and thereafter maintained, managed and retained in accordance with this agreed detail.

7. No development, including site clearance/demolition, shall commence until a scheme for the protection of all trees/hedges being retained on and off site has been submitted to, and approved in writing by, the local planning authority. No development shall commence until the approved scheme of protection has been fully implemented. The protection measures shall be retained for the duration of the works, and only removed once the development is complete and all machinery and works material removed from the site.

8. No development shall take place until full details of both hard and soft landscape works (Landscape Plan) has been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved prior to first occupation of the dwelling hereby 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. Within the submitted landscape plan mitigation should also be provided for loss of bird nesting habitat, in particular house sparrow, through provision of artificial nesting opportunities.

9. 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.

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). The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the

application.

10. No demolition shall commence or works to trees or shrubs shall occur between 1st March and 31st August (inclusive) in any year unless a detailed bird nest survey has been carried out by a suitably qualified ecologist immediately prior to any clearance and written confirmation that no bird nests are present has been provided in writing to the Local Planning Authority.

11. No development shall take place (including any demolition, ground works or site clearance) until a Method Statement describing measures to be taken for mitigating for potential harm to bats has been submitted to and approved in writing by the local planning authority. The content of the Method Statement shall include the:

- a) Purpose and objectives for the proposed measures;
- b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) Extent and location of proposed measures shown on appropriate scale maps and plans;
- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of demolition and construction;
- e) Persons responsible for implementing the measures described;
- f) Initial aftercare and long-term maintenance (where relevant);

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter

12. No demolition, site clearance or construction shall commence until the Local Planning Authority has been provided in writing with either:

- a) a licence issued by Natural England pursuant to Regulation 53, of the Conservation of Habitats and Species Regulations 2010 in respect of the likely harm to Soprano Pipistrelle Bats as a result of the demolition of the existing dwelling authorising the demolition, site clearance or construction : or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the demolition, site clearance or construction will require a licence.

13. Within three months of the first occupation of the replacement dwelling hereby approved the existing dwelling (known as Faulkners Fold Cottage) as shown on site plan (GA3006-PSP-01-C) shall be entirely demolished, the ground levelled and returned to grassed form and any leftover materials removed from the site. The applicant shall provide, in writing, to the Local Planning Authority the date of first occupation and confirm in writing that the

condition has been complied with once the works required by this condition have been completed.

14. No development including any demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological recording, analysis and reporting work. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

15. No development shall commence until details of the means of enclosure of the site have been submitted to, and approved in writing by, the local planning authority. The development shall then be constructed in accordance with the approved details and all boundary treatments shall be maintained and retained (as approved) at all times thereafter.

**Reasons: -**

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 safeguard the visual amenities of the locality and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

4. 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).

5. In the interest of the amenity and character of the countryside area in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

6. To ensure that the proposed development can be adequately drained; to prevent the increased risk of flooding, both on and off site resulting from the proposed development; and to ensure that water quality is not detrimentally impacted by the development proposal, in accordance with saved Local Plan policy ENV15 and the National Planning Policy Framework.

7. To prevent damage to trees resulting from the development including during construction works.

8. 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).

9. 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). The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application.

10. In the interests of the ecology of the area and in accordance with the National Planning Policy Framework.

11. In the interest and conservation of Protected Species and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

12. In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

13. The retention of the existing dwelling would result in two dwellings at the site, contrary to Policy SP13 of the Adopted Wyre Borough Local Plan (July 1999)

14. To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

15. In the interest of visual amenity and so that the local planning authority shall be satisfied as to the details.

**Attention is drawn to the following Notes: -**

1. The programme of work should include the creation of a formal record of the building to be demolished. This should comprise a written and drawn record to Level 2 supplemented by a full photographic record, as set out in "Understanding Historic Buildings" (Historic England 2016). It should be undertaken by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists ([www.archaeologists.net](http://www.archaeologists.net))

2. The grant of planning permission does not entitle a developer to obstruct a right of way, and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

**PA.26 Report for Information - Rear of Former Saracens Head Hotel, 200 Park Lane, Preesall, Poulton-le-Fylde, Lancashire, FY6 0NW**

The Head of Planning Services submitted a report for information purposes, to outline the enforcement proceedings on the Rear of Former Saracens Head Hotel, 200 Park Lane, Preesall which have taken place to date, since the planning committee meeting on 5 July 2017.

Application, reference 17/00069/FUL had been determined at Planning committee on 5 April 2017 and was refused. The application was part retrospective for the erection of a detached dwelling and was a resubmission of 16/00356/FUL . Unauthorised development remained in situ and the issue of an enforcement notice was authorised on 15 July 2016 under delegated powers.

The report explained the relevant legislation and guidance and also the enforcement proceedings along with the details of the notice and the time period for compliance and appeal.

Members discussed the report.

**RESOLVED** that the report on the Rear of Former Saracens Head Hotel, 200 Park Lane, Presall be noted.

The meeting started at 2.00 pm and finished at 4.55 pm.

**Date of Publication:** Thursday 28 September 2017.

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