

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5th April 2023

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
22/00669/OUT	Karl Glover	01	19-40

ADDITIONAL CONSULTATION RESPONSES RECEIVED

BARNACRE WITH BONDS PARISH COUNCIL

Since the previous Planning Committee in March an additional response has been received from Barnacre with Bonds Parish Council. The reasons for objection are summarised below:

- There is significant local concern (over 140 objections);
- The Planning Committee (1st March) expressed highway safety concerns, particularly relating to pedestrians and vehicles using Castle Lane;
- The applicant is proposing to remove a passing bay further along Castle Lane. This will create problems for pedestrians and Castle Lane is narrow and without footpaths;
- LCC Highways have not recognised the local chaos caused from the accident on the 8th July 2022 and other incidents have also occurred. Fundamental safety concerns have not been addressed;
- The application is a major development as the site exceeds 0.5ha and LCC would have provided a different response if they had known this. There are further issues that should be established prior to determination of this application;
- The site is partially within Flood Zones 1 and 2 and the majority of the proposed access road is within Flood Zone 2. The applicant's sequential test should be challenged to consider other sites;
- The site is close to historical monuments and listed buildings. The site should be investigated accordingly even though this was not requested by LCC Archaeology.

Officer Response:

The Parish Council appear to be referring to a passing place approximately 50m west of the proposed site access along Castle Lane. This is not within the application site and does not form part of the application. The Council is not aware of proposals to remove this passing place. The proposals would not affect this or other existing passing places along Castle Lane.

The Parish Council suggest that the application is for "major" development. Whilst they have correctly identified that the application site is 0.77ha, this is not relevant as the number of proposed dwellings is below the threshold for major development. An application for new dwellings on a site above 0.5ha would only represent a major development where the number of dwellings proposed is not known. The Parish Council has interpreted this legislation incorrectly and the application has been properly assessed according to the Town and Country Planning (Development Management Procedure) (England) Order 2010.

The applicant's sequential test has been found to appropriately consider comparator sites within Wyre borough. It is noted that the dwellings are shown

located solely within Flood Zone 1 (lowest risk), and no objections are raised to the position of the access.

In respect of the archaeological interest of the site, LCC Archaeology have access to historical records and local knowledge. They have previously advised that the site is considered to have negligible archaeological potential and do not need to be consulted further. In these circumstances, it would be unreasonable to request further details from the applicant.

ADDITIONAL PUBLIC REPRESENTATIONS

Three additional public objections have been received. Points of objections are summarised as follows:

- LCC highways have not visited the site;
- Due to car parking between 8am – 6pm, the top end of Castle Lane is effectively reduced to a single carriageway, causing danger to pedestrians.
- A site visit is required to identify all issues, including the blind spot when you exit Castle Lane on to Bonds Lane (over the bridge).
- The site does not form part of the masterplan for housing;
- There would be an increased flood risk and construction vehicle could cut off access for vulnerable residents along Castle Lane;
- Diesel from construction vehicles could cause health problems given proximity to a primary school.

Officer Response:

LCC Highways have provided comments on this application previously, as well as an updated position following the previous committee meeting. These comments are considered to be sufficiently detailed and have accordingly been considered as part of the application process.

The site is within the settlement boundary of Garstang where development is acceptable in principle. Whilst other larger sites have been allocated for development as part of the Local Plan, it does not prevent other sites being brought forward within existing settlements where the principle of development is acceptable.

The application would not allow the developer to obstruct the highway and as Castle Lane is an adopted road, it would be subject to the usual enforcement measures of LCC Highways and Lancashire Police.

Flood risk has been found to be acceptable.

No air pollution issues have been identified at a local level, and issues arising during construction would be temporary in nature.