

Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 5 July 2023 at the Council Chamber - Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors Rendell, Lady D Atkins, Amos, Catterall, Fielding, Higginson, Kay, Livesey, Preston, Raynor, Rimmer and Stirzaker

Other councillors present:

Councillors Le Marinel, McKay and Stephenson

Officers present:

George Ratcliffe, Assistant Democratic Services Officer
Karl Glover, Development Manager
Carmel White, Solicitor
Steve Smith, Head of Planning and Regeneration

46 members of the public attended the meeting.

PA.9 Declarations of interest

Councillor Higginson declared a Non-Pecuniary Interest on Item C (23/00215/OULMAJ) as he was the ward councillor.

Councillor Kay declared a Non-Pecuniary Interest on Item C (23/00215/OULMAJ) as she was the county councillor.

PA.10 Confirmation of minutes

The minutes of the meeting of the Planning Committee held on the 7 June 2023 were approved as a correct record subject to amendment of the minutes to include the nominations for Vice Chair.

PA.11 Appeals

The committee noted the Schedule of Appeals lodged and decided between 15 May 2023 and 15 June 2023. The Chair invited any Member requiring any further details or clarification on the appeal to contact the relevant case officer.

PA.12 Planning applications

PA.13 Application A - 206 Breck Road Poulton Le Fylde 23/00392/FUL

The application was brought before members for consideration at the request of Councillor Le Marinel due to concerns related to massing of the proposal and overlooking.

A site visit occurred to enable members to understand the site context beyond the plans submitted and site photographs taken by the case officer.

The Planning Development Manager introduced the report. The application was for a proposed two-storey side extension to form garage with habitable space above, two-storey front extension to the main house and alterations to all roofs with the formation of two front dormers. He highlighted that the main concern was the overbearing impact for the occupiers of the dwelling at number 206a Breck Road due to the forward projection of the property. He clarified that it would be contrary to Policy CDMP3 of the Wyre Local Plan and the provisions of the Extending your Home SPD.

Wyre Borough Councillor for Breck ward, Peter Le Marinel, spoke in favour of the officer recommendation.

The Planning Development Manager confirmed that the alterations to the building regulations that came into force 1 June 2023 were purely a building regulations matter. He said that Wyre Council's policy does not require any energy efficiency measure in relation to householder applications for domestic extensions.

Councillors raised concerns over the proximity of the neighbouring property and windows.

Following discussion and a proposal by Councillor Higginson seconded by Councillor Amos, it was resolved to refuse the application as per the Officers recommendation for the following reason:

The two storey side extension to the eastern elevation of the subject property would be in close proximity to the eastern boundary adjacent to number 206a Breck Road. Given the excessive projection of the proposal beyond the front elevation and the overall resulting height, bulk and massing of the two storey side extension it would result in a harmful and detrimental overbearing impact on residential amenity. In particular the habitable rooms to the front of the property and the adjacent front garden area. As a consequence the proposal would have an unacceptable and harmful impact on residential amenity contrary with the provisions of Policy CDMP3 of the Wyre Local Plan, the Extending your Home Supplementary Planning Document and the provisions of the National Planning Policy Framework.

PA.14 Application B - 2 Dovestone Drive Poulton Le Fylde 23/00321/FUL

The application was brought before members for consideration at the request of Councillor McKay.

A site visit occurred to enable members to understand the site context beyond the plans submitted and site photographs taken by the case officer.

An update sheet was published on the council's website. The committee considered the update sheet, which contained an update written ministerial statement from the Department for Levelling Up, Housing and Communities which was acknowledged by officers.

The Planning Development Manager introduced the report. The application was for a proposed change of use from residential dwelling (Use Class C3) to a children's home (Use Class C2) for up to two children with a maximum of 2 carers staying overnight on a rota basis. He highlighted that there was an extension proposed to the existing driveway but no internal alterations proposed.

Matthew Kilcoyne spoke in objection to the application.

Councillors Lady D Atkins and Catterall asked questions of the speaker.

Peter Rothwell spoke in objection to the application.

Ailish Evans spoke in objection to the application.

Michelle Kozomara spoke in objection to the application.

Wyre Borough Councillor for Tithebarn ward, Lesley McKay, spoke in objection to the application.

County Councillor for Poulton-le-Fylde, Alf Clempson, spoke in objection to the application.

Councillor Kay declared a Non-Pecuniary Interest in that as a county councillor she was on the Corporate Parenting Board at Lancashire County Council.

Chris Paraskeva, acting as the applicant, spoke in favour of the application.

Councillors Lady D Atkins, Catterall and Preston asked questions of the speaker.

Wayne Lamb, in place of the agent, spoke in favour of the application.

Councillor Rimmer asked a question of the speaker.

The Head of Planning and Regeneration responded to the questions and concerns raised during the public speaking portion of the meeting. With regards to the issue of need, he explained that there was a consultation taken

on the guidance document for children's homes but guided the committee to give very limited weight to that in view of its early stage in the process. He clarified that the applicant had confirmed the need for the development in accordance with the written ministerial statement. The Head of Planning and Regeneration considered that, absent any policy, the level of evidence of need required was satisfied.

The Head of Planning and Regeneration highlighted that a covenant in a title document was a private law matter and not a material planning consideration. He also acknowledged and responded to concerns raised about the nature character or conduct of the applicant and children. He confirmed that the public perception and concern were material considerations in this case but that he considered them to be of limited weight. He stated that in his view and as set out in the report there was no objectively justified evidence on these issues to meet the bar to amount to conflict with policy SP8 or to otherwise justify refusal.

Councillors raised the following questions/concerns over:

- Garages
- Temporary planning consent
- Traffic

The Head of Planning and Regeneration confirmed time limited permissions can be granted and advised the committee that as the application was not for a temporary permission reasoned justification would be required to grant a temporary permission. Confirmation was also provided that the detached garages related to an adjacent property and did not form this application.

Councillor Kay proposed the recommendation to approve the application to the committee, and Councillor Stirzaker seconded the proposal. It was resolved to approve the application as per the Officers recommendation subject to the conditions set out below.

Conditions: -

1. The development must be begun before 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. 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 27.03.2023 including the following plans/documents:

- Site Location plan
- Layout plan proposed (Received 11.05.2023)
- Block plan proposed. Drawing Number Tqmqm23131123531424

(Received 11.05.2023)

- Location Risk Assessment

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.

3. The development shall be carried out strictly using those materials specified on the approved plans unless other minor variations are submitted to and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

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

4. The Children's Home hereby approved shall not be first occupied until the parking / turning area(s) shown on the approved Proposed Layout Plan [As submitted on the 11.05.2023] has been laid out, surfaced and drained. The parking / turning areas shall thereafter be retained and maintained and not used for any purpose other than for the parking and manoeuvring of vehicles without express planning consent from the local planning authority first being obtained.

Reason: To ensure that adequate off-road parking is provided and retained to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

5. The premises shall be used for a children's residential home (C2 use) only and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without prior express planning permission from the local planning authority.

Reason: The use of the premises for any other purpose would require further consideration by the Local Planning Authority in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

6. The number of children to be cared for at the premises shall be limited to a maximum of 2 at any one time.

Reason: To enable the Local Planning Authority to retain a measure of control over the development thereby safeguarding the amenities of the area including neighbouring properties in accordance with Policy CDMP3 of the adopted Wyre Local Plan 2011-31.

7. An electric vehicle recharging (EVCP) scheme shall be submitted for

the development unless it is demonstrated that such provision of EVCP is not practical or due to other identified site constraints. The change of use shall be used or occupied until the electric vehicle recharging point has been provided for the development, and such electric vehicle recharging point shall be maintained and retained for that purpose thereafter.

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

**PA.15 Application C - Land Off Fleetwood Road North Thornton-Cleveleys
23/00215/OULMAJ**

The application was brought before members for consideration as the application site fell primarily within an allocated site in the Wyre Local Plan and was of strategic importance. An application for a similar proposed development had been presented and determined by the Planning Committee in February 2023 and refused permission.

A site visit occurred to enable members to understand the site context beyond the plans submitted and site photographs taken by the case officer.

An update sheet was published on the council's website, the information only having become available after the original agenda was published. The committee considered the update sheet, which contained additional consultee responses which were acknowledged by officers.

The Senior Planning Officer introduced the report. The application was for the construction of up to 130 new residential dwellings, structural landscaping and green infrastructure and creation of access comprising eastward extension of the main access road and two points of vehicular access to the residential site and the construction of a cycle/footway. The application site was located within Flood Zone 3 and a group Tree Preservation Order covered much of the western extent of the site. The application site formed part of the Hillhouse Technology Enterprise Zone which was allocated under SA4 of the Local Plan for the development of at least 13 hectares of employment development, 250 dwellings and other complementary commercial uses including a small retail store.

Peter Tooher, acting as the agent, spoke in favour of the application.

Councillors Amos, Stirzaker and Catterall asked questions of the speaker.

Councillors raised concerns over heating and education provision.

With regards to heating, the Head of Planning and Regeneration explained that it was a matter for the building control and regulations. He also said that he would invite the education department to a training session to allow

members to receive clarification.

Councillor Amos proposed the recommendation to approve the application to the committee, and Councillor Raynor seconded the proposal. It was resolved to approve the application as per the Officers recommendation subject to the conditions set out below and subject to a section 106 legal agreement to secure onsite affordable housing and green infrastructure provision and financial contributions towards health care. That the Head of Planning and Regeneration be authorised to issue the decision upon the satisfactory completion of the S106 agreement.

Conditions: -

1. In the case of any reserved matter, namely appearance, landscaping, layout and scale, an application for approval must be made before the expiration of three years beginning with the date of this permission; and that the development hereby permitted shall 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 such matter to be approved.
Reason: This condition is required to be imposed pursuant to Section 92 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 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 02.03.2023 including the following plans/documents:
 - Location Plan Drg No.L(01)01 Rev P1;
 - Swept Path Analysis 11.2m Refuse Vehicle Drg No.77391-CUR-00-XX-DR-TP-05002 Rev P02;
 - Proposed Access Arrangement Drg No.77391-CUR-00-XX-DR-TP-75001 Rev P06;
 - Outline Land Use Parameter Plan Drg No.L(04)02 Rev P3;
 - Block Plan (Red Line Planning Application Boundary) Drg No.L(01)02 Rev P1.

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.

3. Prior to the submission of the first reserved matters application(s) relating to layout, or simultaneously with that first reserved matters application, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local

Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan.

The scheme details shall include, as a minimum:

- a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change as set out within the Environment Agency's advice on Flood risk assessments: climate change allowances' or any subsequent replacement EA advice note), 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 pre-development greenfield runoff 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 as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Each reserved matter relating to layout should demonstrate compliance with the agreed drainage scheme.

No part of the development shall be first occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework. The condition

is required to be approved prior to commencement of development to ensure that full details are provided, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

4. Prior to the construction of any dwelling, including foundations, details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, this shall include:
 - a) The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Residents' Management Company
 - b) Arrangements concerning appropriate funding mechanisms for the on-going 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 development shall subsequently be completed, maintained and managed in accordance with the approved sustainable drainage management and maintenance plan.

Reason: 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 in accordance with policy CDMP2 of the Wyre Local Plan (2011-31) and the NPPF.

5. No development shall commence until details of how surface water will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include as a minimum measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface

water flows are to be discharged they are done so at a restricted rate. The development shall be constructed in accordance with the approved details.

Reasons: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere to ensure compliance with policy CDMP2 of the Wyre Local Plan

6. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Hadfield Cawkwell Davidson (Rev 1 - August 2021) including the proposals and mitigation measures detailed therein. The mitigation measures shall be fully implemented prior to first occupation of any dwelling or subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the NPPF.

7. Prior to the submission of the first reserved matters application, or simultaneously with that first application, a Biodiversity Enhancement Measures Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include, but is not limited to, measures set out within Appendix 5 Figure A of the Ecological Survey and Assessment (February 2023) by ERAP (Consultant Ecologists) Ltd ref: 2020-321, and a timetable for implementation. The approved scheme shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interests of ecology and biodiversity in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the NPPF.

8. If a time period of 2 years passes before the development hereby approved commences, then not later than 3 months prior to commencement of development, a report which establishes the presence or otherwise of European protected species (defined in the Conservation of Habitats and Species Regulations 2010 or in any statutory instrument revoking and re-enacting those regulations with or without modification) shall be submitted to and approved in writing by the Local Planning Authority. If a European protected species is confirmed to be present the report shall include mitigation measures, including timescales, to avoid and / or mitigate any possible harm to the European protected species. Those approved mitigation measures shall then be implemented.

Reason: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

9. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

10. Any development, earthworks, vegetation clearance or drawing down of the pond shall be carried out in accordance with Section 5.4 of the Ecological survey and Assessment by Erap ref 2020-321 (February 2023) unless otherwise agreed in writing with the LPA.

Reason: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the NPPF.

11. Prior to the installation of any external lighting, a scheme for the provision of external lighting together with an Artificial Lighting Assessment shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate that artificial lighting will be designed so that it will not illuminate potential habitat for bats (e.g. trees, watercourse corridor) and/or bird breeding places; and shall demonstrate that light intrusion into the windows of any sensitive premises will not exceed 10 Lux before 23.00, and 2 lux after 23.00 (Environmental Zone E3). The assessment shall demonstrate that the lighting will be installed in accordance with the Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009 (or any subsequent replacement guidance).
The lighting shall be installed and operated in accordance with the approved scheme details, which shall be maintained and retained thereafter.

Reason: In order to safeguard biodiversity and residential amenity in accordance with Policies CDMP1, CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the NPPF.

12. Prior to first occupation of any dwelling, a scheme for the provision of home-owner information packs highlighting the sensitivity of Morecambe Bay (a European protected nature conservation site) to recreational disturbance shall be submitted to and agreed in writing by the Local Planning Authority. The scheme details shall include the content of the home-owner information packs which must explain the conservation value of Morecambe Bay, the potential impacts that can arise from residential development and explain the responsible behaviours that would be required from residents to avoid undue ecological impact, as well as a methodology for the distribution of the home-owner packs to future home owners including upon resale of the dwellings as far as is reasonably practicable. The approved information packs shall subsequently be made available to future home owners in line with the approved methodology.

Reason: In order to safeguard biodiversity from the recreational disturbance effects of residential development in close proximity to Morecambe Bay, in accordance with the provisions of Policy CDMP4 of the Wyre Local Plan 2011-31.

13. Prior to the commencement of development 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. On completion of any remediation works deemed necessary, a verification scheme shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

14. A watching brief shall be undertaken during the course of the development works. The watching brief shall be undertaken by a suitably qualified person, with any significant contamination discovered reported immediately to the Local Planning Authority. The findings of the watching brief shall be reported in writing and submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

Reason: In order to safeguard human health and the environment against potential contamination and in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

15. The visibility splays from the proposed new site access points as shown on approved Proposed Access Arrangement Drg No.77391-CUR-00-XX-DR-TP-75001 Rev P06 shall be provided prior to first occupation of any dwelling served by that access point, and shall not at any time thereafter be obstructed by any building, wall, fence, hedge, tree, shrub or other device exceeding a height not greater than 1 metre above the crown level of the adjacent highway.

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

16. An electric vehicle recharging (EVCP) scheme shall be submitted for all dwellings unless it is demonstrated that such provision of EVCP is not practical or due to identified site constraints. No dwelling shall be occupied until the electric vehicle recharging point has been provided for the dwelling to which it relates, and such electric vehicle recharging point shall be maintained and retained for that purpose thereafter.

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

17. Prior to the commencement of development, including any demolition works, 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 demolition / 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 demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (c) hours and days of demolition / construction work for the development expected to be 8.00-18.00, Monday to Friday, 08.00-13.00 on Saturday with no working on Sunday and Bank / Public Holidays
- (d) contractors' compounds and other storage arrangements
- (e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the demolition / construction period
- (f) arrangements during the demolition / 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 demolition / 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 demolition / construction work
- (k) measures to protect watercourses against spillage incidents and pollution

The construction of the development including any demolition works 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 demolition / 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 CDMP1 of the Wyre Local Plan (2011-31).

18. (a) The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base (road base) level up to the entrance of the site compound before any other development takes place and shall be further extended before any development commences fronting the new estate road.
- (b) No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to those dwelling(s) have been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base (road base) level.

Reason: To ensure that satisfactory access is provided to the development site in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

19. Prior to the submission of a reserved matters application relating to layout, or simultaneously with that reserved matters application, details of the existing and proposed ground, slab and finished floor levels shall be 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: 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.

20. Prior to the commencement of above ground development a scheme to demonstrate how at least 20% of the dwellings shall be of a design suitable or adaptable for older people and people with restricted

mobility shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out, retained and maintained thereafter in accordance with the approved details.

Reason: To meet the needs of the ageing population and people with restricted mobility in the borough in accordance with Policy HP2 of the Wyre Local Plan (2011-31) and the provisions of section 5 of the NPPF.

21. No dwelling in the western part of the site west of Springfield Burn (as shown on Outline Land Use Parameter Plan (L(04)02 Rev P3) shall be occupied until the pedestrian link has been constructed in full up to the access point to the western development parcel (as shown in Proposed Access Arrangement Drawing No.77391-CUR-OO-XX-DR-TP-75001 Rev PO6). No dwelling in the eastern part of the site east of Springfield Burn shall be occupied until the vehicular access road / pedestrian links (as shown in Proposed Access Arrangement Drawing No. 77391-CUR-OO-XX-DR-TP-75001 Rev PO6) has been constructed in full and built up to the eastern boundary of the site. This vehicular access road / pedestrian link shall thereafter be maintained and remain open and unobstructed at all times.

Reasons: To ensure that the development provides appropriate connections and sustainable linkages to neighbouring development and the wider highway network in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

22. As part of any reserved matters application where layout is applied for, the amount, general location and type of green infrastructure shall be provided on site in accordance with the requirements of Policy HP9 of the Wyre Local Plan, the Indicative Masterplan Drg No.L(04)03 Rev P13 submitted with this application and any subsequent Masterplan approved by the Local Planning Authority for the site.

Reason: In order to ensure adequate provision of green infrastructure is secured by this planning permission in accordance with the provisions of the NPPF and Policy HP9 of the Wyre Local Plan.

23. As part of any reserved matters application where layout is applied for, the mix of residential units shall be provided on site in accordance with the requirements of Policy HP2 of the Wyre Local Plan 2011-2031 and the Fylde Coast Strategic Housing Market Assessment - Wyre Addendum 3 Supplementary Note (May 2018) or any subsequent replacement Local Plan policy or evidence base document concerned with size and type of housing needed in Wyre.

Reason: In order to ensure that an appropriate mix of house types is provided to meet identified local needs in accordance with Policy HP2 of the Wyre Local Plan (2011-31) and the provisions of section 5 of the NPPF.

24. Any subsequent reserved matters application shall include full details of a scheme for the watercourse re-profiling works outlined in section 4 of the approved Flood Risk Assessment (Hadfield Cawkwell Davidson, Revision 1, dated 18 August 2021). The scheme must demonstrate that flood risk will not be increased on or off site in a 1% annual probability fluvial flood plus 35% increase for climate change, while ensuring that access to the watercourses for maintenance and / or repair will be retained. The scheme shall include details of dimensions, volumes, levels, gradients, profiles (including appropriate cross sections), method of construction (in consideration of functioning as a flood water retaining structure), timing/phasing arrangements, and future maintenance and operation arrangements. The scheme shall be fully implemented and subsequently maintained, in accordance with approved details and the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure that flood risk is not increased on or off site and that access to watercourses is not restricted in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

25. Prior to first occupation of any dwelling hereby approved, the off-site works of highway improvements listed below shall be carried out, unless an alternative timetable for implementation is submitted to and approved in writing by the Local Planning Authority:
- Introduction of tactile paving provision at the existing uncontrolled crossing points of the compact roundabout, with modifications to refuge islands where necessary;
 - Review of existing road markings and road signs with replacement/enhancements provided where necessary;
 - Provision of cycle lanes from the compact roundabout to the signalised crossroads of Bourne Road/Way and Fleetwood Road North.

The off-site highway works shall be carried out in accordance with any alternative approved timetable for implementation.

Reason: In order to ensure the timely delivery of the necessary off-site highway works in the interests of highway safety / to encourage sustainable travel in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

The meeting started at 2.00 pm and finished at 3.17 pm.

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