

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 September 2023

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
22/00815/FULMAJ	Karl Glover	06	125-158

ADDITIONAL CONSULTEE RESPONSES RECEIVED

LANCASHIRE COUNTY COUNCIL (LOCAL EDUCATION AUTHORITY)

Following the request for a reassessment, LCC Education have confirmed that no education contribution is required (i.e. the development does not generate the need for any school places). However, LCC has objected due to the absence of information relating to the delivery of a new primary school at the Lambs Road allocation.

Officer Response: Officers consider that little or no weight should be given to this objection. The relevant guidance in the NPPG states clearly that whilst contributions can provide both funding for construction and land for new schools required onsite, commensurate with the level of education need generated by the development, in this case LCC have confirmed that there is no identified need and the school land is not within the site. Furthermore, there is no provision in either the Local Plan, or in LCC's Education Contribution Methodology for developers to make any contribution towards the cost of school land, either on site or within the area within which new development collectively generates the need for a new school.

AMENDMENT TO CONDITIONS

Condition 7: Levels

There shall be no changes to the existing ground levels on site as shown on the plan drawing numbers 1000 P05; 3001 P03; 3002 P03; 3000 P03 unless proposed ground level changes are submitted and approved in writing by the Local Planning Authority prior to such change taking place. The ground 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 and a satisfactory impact on neighbouring residential amenity in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

Officer Response: Since the publication of the committee agenda the applicant has provided details of existing and proposed ground levels. As such condition 7 has been amended to reflect the submission of the additional plans. The levels shown on the plans submitted are considered to be acceptable and will not result in any adverse or detrimental visual harm or impact upon the amenity of the area.