

## Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 6 September 2023 at the Council Chamber - Civic Centre, Poulton-le-Fylde.

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

Councillors Rendell, Amos, Catterall, Fielding, Higginson, Livesey, Preston, Raynor, Rimmer, Belshaw and Higgs (substitute member for this meeting)

### **Absent- apologies received:**

Councillors Lady D Atkins and Kay

### **Other councillors present:**

Councillors Blair and Collinson

### **Officers present:**

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

16 members of the public attended the meeting.

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### **PA.16      Substitution of member**

In accordance with Procedure Rule 26 of Part 4.01 of the Council Procedure Rules in the Council's Constitution, the Chair proposed that Councillor Higgs be a substitute member for Councillor Kay for this meeting, and Councillor Amos seconded. It was **approved**.

### **PA.17      Declarations of interest**

Councillor Belshaw declared a Non-Pecuniary Interest on Item E (22/00774/FULMAJ) as she was the ward councillor.

### **PA.18      Confirmation of minutes**

The minutes of the meeting of the Planning Committee held on Wednesday 05 July 2023 were **confirmed** as a correct record by those who were in attendance.

## **PA.19 Appeals**

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

The Head of Planning and Regeneration highlighted that with regards to application 21/01126/FUL, the inspector's decision was a learning point for officers and something they would reflect on.

The Head of Planning and Regeneration highlighted that with regards to application 22/00872/FUL, the inspector did not agree with the view of the committee on matters of sustainability, and arguments on need were not taken up.

## **PA.20 Planning applications**

### **PA.21 Application A - 13 Lancaster Gate Fleetwood 23/00516/FUL**

The Head of Planning and Regeneration explained that the government produced a new National Planning Policy Framework after the original agenda was published but confirmed that there were no consequential implications arising from the revised Framework for the officer reports and the decisions to be made by the committee. He clarified that all references to the National Planning Policy Framework in the agenda were to be read as references to the current National Planning Policy Framework (September 23).

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

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 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 careers staying overnight on a rota basis. He highlighted that the only physical changes to the property would be internally.

Debbie Bradley spoke in objection to the application.

Councillor Catterall asked a question of the speaker.

Nicholas Cutting spoke in objection to the application.

Roy Edwards spoke in objection to the application.

Wyre Borough Councillor, Maureen Blair, spoke as the Warren ward representative.

The Head of Planning and Regeneration responded to the questions and concerns raised during the public speaking portion of the meeting. He explained that there had been a public consultation on the guidance document for children's homes but guided the committee to give very limited weight to that as it was at consultation phase and had not been through the due process for consideration and adoption. He clarified that there was no proposed change to the access arrangements.

Councillor Higginson asked for clarification around the consultation document.

The Head of Planning and Regeneration explained that the consultation document is a guidance document and not a policy.

Councillor Rimmer asked the Head of Planning and Regeneration a question on the other applications in the area and the information available.

The Head of Planning and Regeneration explained that there were no policies that address the matter of concentration specifically.

Councillor Catterall proposed the recommendation to approve the application to the committee, and Councillor Preston 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 24.05.2023 including the following plans/documents:

- Site Location plan
- Existing and Proposed Floor Plans. Drawing Number Wbc-1225-23-05-001

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

3. 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).

4. 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.

5. 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).

6. The development hereby approved shall not be brought into use until the parking / turning area(s) shown on the approved plan (ref WBC-1225-23-05-001) has been laid out, surfaced and drained. The parking / turning area(s) 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).

## **PA.22 Application B - 74 Lancaster Road Garstang 23/00470/FUL**

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

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 Planning Development Manager introduced the report. The application was for a change of use from a dwelling (C3) to a mother and babies or children's care home (C2), erection of detached timber activities room to the rear (following demolition of existing workshop) and the widening of the existing access.

Wyre Borough Councillor for Garstang ward, Alice Collinson, spoke in objection to the application.

Councillor Catterall 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. He clarified that the conditions imposed on this development were for two children or two mothers with their babies. He highlighted that there was no impact on the TPO but there were a few trees to be removed from the garden to widen the access. He explained that there were appropriate conditions for the repositioning of landscaping and the widening of the access.

Councillors raised the following questions/concerns over:

- Parking spaces
- Could it be used for four children under the age of 18
- What area the mothers and babies were coming from
- How it works for the children

The Planning Development Manager explained that the proposal included the provision for three off-street car parking spaces as well as one space for one car to temporarily stop. The Head of Planning and Regeneration clarified that the conditions were for two children or two mothers with their babies and had no control or information with regards to what area they were coming from. The Head of Planning and Regeneration confirmed that they had worked with the applicant to best understand the circumstances.

Councillor Amos proposed the recommendation to approve the application to the committee, and Councillor Livesey 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 11.05.2023 including the following plans/documents:

- Site Location Plan
- Proposed Plans and Elevations ref.1522/01

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 application form 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 premises shall be used at any one time for either a children's residential care home/ (C2 use) or for a mother and babies residential home (C2 use) only and shall be used for no other purpose at any time (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).

5. The number of residents to be cared for at the premises shall be limited to a maximum of either 2 children (aged 6-18) or two mothers and their babies 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.

6. 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 not occur 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).

7. The development hereby approved shall not be brought into use until the parking / turning area(s) shown on the approved plan [ref.1522/01] has been laid out, surfaced and drained. The parking / turning area(s) 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).

8. No development shall take place until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), planting plans specifications and schedules (including plant size, species and number/ densities) and existing landscaping to be retained.

The landscaping works shall be carried out in accordance with the approved details prior to first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 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 Policies 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 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.

**PA.23      Application C - Park Farm Longmoor Lane Nateby 23/00485/FUL**

The application was brought before members for consideration at the request of Councillor Lady Atkins due to the applications potential impact upon the countryside area.

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 additional proposed condition (condition 9) on ancillary use.

The Planning Development Manager introduced the report. The application was for a change of use of an agricultural building to a milk sales building (Use Class E(b)) with associated changes including car parking. He highlighted that there were proposed internal and external changes.

Councillor Preston raised concerns over noise due to the long opening hours.

The Planning Development Manager said that the Environmental Health Officer had raised no objections subject to the conditions. He also highlighted that condition 6 restricts the deliveries or collections of goods to certain hours.

Councillor Preston asked if animal welfare had been taken into consideration.

The Head of Planning and Regeneration clarified that the application was for the retail use and that there were no animal welfare facilities within the red line of the application.

Councillor Fielding asked for clarification around the vending machines.

The Planning Development Manager explained how customers would use the vending machines.

Councillor Amos proposed the recommendation to approve the application to the committee, and Councillor Catterall seconded the proposal. It was resolved to approve the application as per the Officers recommendation, with the following additional condition (condition 9), 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 16.05.2023 including the following plans/documents:

- Existing and proposed plans and elevations. Drawing Number MI/jh/6214
- Site Location plan

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 application form 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 premises shall be used for milk sales building (Use class E(b)) only and for no other purpose (including any other purpose in Class [E] of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without the prior written consent of 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 Policies SP2 and SP4 of the Wyre Local Plan (2011-31)

5. The use hereby permitted shall not operate outside the hours of 08.00 to 19.00 Monday to Saturday and 08:00 to 17:00 on Sundays, Bank Holidays and Public Holidays.

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

6. There shall be no deliveries or collections of goods (including waste) to or from the use hereby permitted outside the hours of 08.00 to 18.00 Monday to Saturday and, 08.00 to 16.00 on Sundays, and Bank Holidays and Public Holidays.

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with the provisions of Policy CDMP1 of the Wyre Local Plan (2011-31).

7. Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with an Artificial Lighting Assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that light intrusion into the windows of any sensitive premises will not exceed 5 Lux before 23.00, and 1 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 (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: To safeguard residential amenity and in the interests of public safety in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

8. Prior to the commencement of development, a drainage scheme, which shall detail measures for the disposal of foul waters shall be submitted to and approved in writing by the Local Planning Authority.

No part of the development shall be occupied or brought into first use until the drainage works 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: 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.

9. The use of the premises shall be restricted to purposes which are ancillary to the main use of the site being Park Farm Longmoor Lane and shall not be used as a separate unit.

Reason: Reason: The use of the premises for any other purpose would require further consideration by the Local Planning Authority in accordance with Policies SP2, SP4 and EP8 of the Wyre Local Plan (2011-31).

**PA.24      Application D - Thornton International Association Football Club Bourne Road Thornton 23/00338/FULMAJ**

The application was brought before members for consideration as the application site fell within an allocated site in the Wyre Local Plan and was of strategic importance. Councillor Kay also requested for the application to go before members for consideration.

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 update sheet also contained a change to proposed condition 3.

The Planning Development Manager introduced the report. The application was for the erection of 81 residential dwellings. He highlighted that the site was identified on the proposals map to the Adopted Wyre Local Plan (2011-31) as being within the Hillhouse Technology Enterprise Zone (Policy SA4). The site was also designated for residential development on the Hillhouse Technology Enterprise Zone Masterplan, adopted in 2018, which sets out the principles of the future development of this area.

Bill Fulster, acting as the agent for the applicant, spoke in favour of the application.

Councillor Higginson asked a question of the speaker.

The Chair ended the public speaking portion of the meeting and opened up the members' debate.

Councillor Higginson raised concerns for residents due to the state of the highways, the lack of amenities and flooding. He asked the Head of Planning and Regeneration if there had been a road safety survey conducted on Fleetwood Road North before the adoption of the Local Plan.

The Head of Planning and Regeneration clarified that highway matters were addressed in the officer report and that Lancashire County Council Highways had no objections to the application subject to conditions and contributions.

Councillor Higginson asked the Head of Planning and Regeneration for more clarification around any survey conducted on Fleetwood Road North.

The Head of Planning and Regeneration re-stated the local highway authority's position on the application. He explained further that he did not have the information around a survey but clarified that all highway and transport matters, including highway safety, were taken into account in the production and adoption process of the Local Plan and the allocation of sites,

of which this was one. He highlighted that in these circumstances, the issue of the survey was not material and not relevant.

Councillor Raynor expressed how affordable housing was desperately needed in the area and social housing was top priority.

Councillor Higginson proposed, seconded by Councillor Fielding, that the item be deferred subject to clarification regarding a survey on Fleetwood Road North prior to the adoption of the Local Plan. A vote was carried out and the motion was lost.

Councillor Amos proposed the recommendation to approve the application to the committee, and Councillor Preston seconded the proposal. It was resolved to approve the application as per the Officers recommendation, with amendments to condition 3, subject to the conditions set out below and subject to a S106 legal agreement to secure on-site affordable housing (30%) and green infrastructure and financial contributions towards health care, sustainable transport, travel planning and off site Green Infrastructure. That the Head of Planning and Regeneration be authorised to issue the decision following the satisfactory completion of the S106 agreement.

**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 31.03.2023 including the following plans/documents:

- Site Location Plan: Drawing No. Bourne Road - P09 Rev B
- Proposed Site Layout: Drawing No. Bourne Road - P01 Rev B
- Materials Distribution Plan: Drawing No. Bourne Road - P03 Rev B
- Boundary Treatments Plan: Drawing No. Bourne Road - P03 Rev B
- Boundary Details: Drawing No. Bourne Road - P04
- Car Charging Plan: Drawing No. Bourne Road - P05 Rev B
- Slab Levels Plan: Drawing No. Bourne Road - P19 Rev C

House Types:

3B5P 82 Terrace of 03 Floor Plans and Elevations: Bourne Road /  
FRN P15

3B5P 84 Semi-detached Floor Plans and Elevations: Bourne Road /  
FRN P14

2B4P 68 Terrace of 03 Floor Plans and Elevations: Bourne Road /  
FRN P12

2B4P 68 Semi-detached Floor Plans and Elevations: Bourne Road /

FRN P11

1B2P 46 GF / 53 FFMaisonettes Terrace of 03 Floor Plans and Elevations: Bourne Road / FRN P10

1B2P 46 GF / 53 FFMaisonettes Terrace of 05 Floor Plans and Elevations: Bourne Road / FRN P20

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 commencement of development, a scheme for decontamination of the site shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and the validation of the approved measures shall be submitted to, and approved in writing by the Local Planning Authority on completion of the remedial works in the form of a Verification Report. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The potential for contamination must be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

4. Prior to the commencement of development save site soil strip and site preparation, 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.

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.

- 5. Prior to the commencement of development save site soil strip and site preparation 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 National Planning Policy Framework.

6. The Boundary Treatments shall be implemented in full as shown on the following plans:

- Boundary Treatments Plan: Drawing No. Bourne Road - P03 Rev B
- Boundary Details: Drawing No. Bourne Road - P04

The approved boundary treatments shall be completed before the occupation of that dwelling to which they relate and for those boundary treatments outside of residential curtilages shall be completed before the occupation of the last dwelling. The approved details shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants / neighbours in accordance with policy CDMP3 of the Wyre Local Plan (2011-31).

7. Prior to the first occupation of the development a Landscape and Habitat Creation and Management Scheme, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall identify the opportunities for biodiversity enhancement on site including (but not limited to):

- Native tree and shrub planting
- Hedgerow planting
- Bird Boxes
- Bat Boxes

- Habitat improvement adjacent the watercourses

The Landscape and Habitat Creation and Management Scheme shall be carried out in accordance with the approved details.

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 National Planning Policy Framework.

8. Prior to the commencement of development save site soil strip and site preparation details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 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 Policies 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 National Planning Policy Framework.

9. No dwelling hereby approved shall be first occupied until the parking / turning area(s) shown on the approved plan [Bourne Road - P01 REV B] as relating to that dwelling has been laid out, surfaced and drained. The parking / turning area(s) 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).

10. The development shall be carried out strictly using those materials specified on the approved plan [Bourne Road - P02 REV B] 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).

11. (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 course level up to the entrance of the site compound / for a distance of 10 metres into the site from the highway before any other development takes place within the site.
- (b) No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to those dwelling(s) has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.
- (c) In the event that the new estate road is not proposed for adoption by the Local Highway Authority then details of their road construction (surface materials and depth) and highway infrastructure (footways, street lighting, drainage) shall be submitted to, and approved in writing by, the Local Planning Authority. No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to that dwelling has been constructed in accordance with the approved details.

Reason: To ensure that satisfactory access is provided to the development site, that the road surfaces are visually acceptable, that the private roads are of sufficiently adequate construction to support any loading applied to them to enable effective waste management and emergency services access, and that the necessary infrastructure is provided in the interests of highway safety in accordance with Policies CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

12. (a) Prior to the first occupation of any dwelling, the proposed arrangements for future management and maintenance of the roads/ footways/ cycleways within the development shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include a plan showing areas of highway 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 highway within the estate would be privately managed, details of a Road Management Plan to detail how those sections of highway would be maintained in perpetuity, such as a private management and maintenance company to be established if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The highway shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under section 38 of the Highways Act 1980.
- (c) Should the plan required by (a) show that any highway within the estate would be proposed for adoption by the Local Highway Authority, those roads/ footways/ cycleways shall be made up to, and retained thereafter to, the Local Highway Authority's Adoptable Standards.

Reason: To ensure that all highways, footways and cycleways will be maintained to a sufficient standard by either the Local Highway Authority or by a site management company in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

13. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

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

14. The development, hereby approved, shall be constructed in full accordance with the following documents throughout the entire construction phase:

- Construction Method Statement [Version 2] (received 10.07.2023)
- Environmental, Dust and Surface Water Management Plan [Version 2] (received 10.07.2023)
- Site Welfare Plan [Bourne Road - P18 Rev C] (received 10.07.2023)

The construction of the development including any demolition works shall be carried out in accordance with the approved CEMP.

Reason: The agreed measures 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).

15. Prior to first occupation, a scheme for the provision of interpretation boards located within the site and 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 interpretation boards and 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. The scheme shall also include a plan identifying the locations of the interpretation boards and a timetable for their implementation 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 interpretation boards shall be retained thereafter and the 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.

16. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to first occupation of the development 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. The agreed details are outlined in the following documents:

- Drainage Design Statement [August 2023 (Revision B)]
- Slab Levels Plan [P19 Rev C (received 26.06.2023)]

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 National Planning Policy Framework.

17. The development hereby approved shall be implemented in full accordance with the Ecological Appraisal (Shadow HRA) submitted with the planning application [ref: 2023-012c] including all the mitigation measures set out in section 4.3 of that report.

Reason: To ensure compliance 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.

18. Prior to the first occupation of any of the dwellings hereby approved, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan (and an associated Travel Plan Co-ordinator as specified in the approved Travel Plan) shall be implemented and operational from the point of the first occupation of any of the dwellings hereby approved for a period of not less than five years from the date of full occupancy of the development.

Reason: To promote sustainable development by encouraging sustainable travel modes and reducing dependence on private motor vehicles in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

19. The Electric Vehicle Charging Point scheme as shown on the submitted plan [ref: Car Charging Plan: Drawing No. Bourne Road - P05 Rev B] shall be implemented in full. 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).

20. There shall be no changes to the existing ground level on site as shown on the [M/NPL/17-001] plan 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).

21. 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.

22. 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 (as amended) (or any Order revoking or re-enacting that Order with or without modification);

- (a) no fences, gates, walls or other means of enclosure shall be erected along the front or side boundaries of the curtilage of any dwellinghouse forward of the main front elevation or side elevation, or along the side or rear boundaries of the curtilage of any dwelling beyond the rear elevation where that elevation directly faces a highway; and
- (b) no areas of soft landscaping to the front of properties shall be removed to make provision for additional car-parking, without prior express planning permission from the local planning authority.

Reason: To safeguard the appearance of open plan development and junction highway visibility in accordance with Policies CDMP3 and CDMP6 of the Adopted Wyre Borough Local Plan.

23. Notwithstanding the provisions 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 dwelling(s) on plots 01, 54, 59, 60, 65 and 81, shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwelling(s) without prior express planning permission from the local planning authority from the local planning authority.

Reason: To ensure that the Local Planning Authority have control over any future development of the dwellings in the interests of preserving the required 8m buffer to the Environment Agency watercourse and to protect the adjacent Green Infrastructure in accordance with Policies CDMP2 and HP9 of the Wyre Local Plan (2011-31).

24. 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.

**PA.25      Application E - Land South Of Windward Avenue And East Of  
Amounderness Way Fleetwood 22/00774/FULMAJ**

The application was brought before members for consideration as the application site fell within an allocated site in the Wyre Local Plan and was of strategic importance.

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 update sheet also contained amendments to conditions 14, 25, 26 and an additional condition (condition 28) on badgers following the badger survey.

The Senior Planning Officer introduced the report. The application was for the erection of a large building for the manufacture and distribution of lozenges. She highlighted that the application site was an 8.1 hectare triangular parcel of vacant land which sat between Amounderness Way to the west, and the Fleetwood Marsh Nature Reserve and Biological Heritage Site to the east. A small part of the overall Biological Heritage Site extended into the south eastern part of the application site in a linear form. A strip of trees running outside the eastern boundary of the application site was identified as green infrastructure in the Adopted Local Plan and also sat within the Biological Heritage Site designation. Also the Wyre Estuary Site of Special Scientific Interest (SSSI) lay some 650m to the east.

Steve Goodwin, acting as the agent, spoke in favour of the application.

Councillor Belshaw, Rimmer and Higginson asked questions of the speaker.

The Chair ended the public speaking portion of the meeting and opened up the members' debate.

Councillor Higginson raised concerns over the potential impact on the Poulton to Fleetwood Railway.

The Head of Planning and Regeneration confirmed that discussions were taking place with the applicant, council, Network Rail and the bodies responsible for the Poulton to Fleetwood Railway.

Councillor Belshaw raised concerns over this application blocking the future of heavy rail entering Fleetwood.

The Head of Planning and Regeneration clarified that issues around the restoration of Poulton to Fleetwood Railway were covered in the officer's report however the project had many stages to go through and it would be inappropriate to impact this planning decision for an unformed potential future project.

Councillor Fielding highlighted that Fleetwood needed some industry back.

Councillor Raynor said that Fleetwood could not lose Fisherman's Friends but hoped that some agreement could be made over the railway.

Councillor Raynor proposed the recommendation to approve the application to the committee, and Councillor Amos seconded the proposal. It was resolved to approve the application as per the Officers recommendation, with amendments to conditions 14, 25, 26 and an additional condition (condition 28), subject to the conditions set out below and subject to conditions and a planning obligation to secure a financial contribution towards a Travel Plan. That the Head of Planning and Regeneration be authorised to issue the decision following the satisfactory completion of a planning obligation.

**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 01.08.2022 including the following plans/documents:
  - 2050-GTA-XX-XX-DR-A-1001 Revision A Site Location Plan
  - 2050-GTA-XX-XX-DR-A-1006 Revision B Proposed Site Plan (True North) (Not inclusive of Images A-D)
  - 2050-GTA-XX-XX-DR-A-1007 Revision H Proposed 'Cleaned Up' Site Key Plan
  - 2050-GTA-XX-XX-DR-A-1033 Proposed 'Cleaned Up' Site Plan
  - 2050-GTA-XX-XX-DR-A-1040 Proposed Site Plan (Presentation)
  - 2050-GTA-XX-XX-DR-A-1008 Revision J Proposed Part Site Plan & Fencing Details
  - 2050-GTA-XX-XX-DR-A-1009 Revision F Proposed Part Site Plan (Buildings North) Office & Warehouse
  - 2050-GTA-XX-XX-DR-A-1010 Revision H Proposed Part Site Plan (Production Buildings South)
  - 2050-GTA-XX-XX-DR-A-1011 Revision A Proposed Part Site Plan (South) Catchment Pond
  - 2050-GTA-XX-XX-DR-A-1013 Revision A Proposed Part Site Plan (North East)
  - 2050-GTA-XX-00-DR-A-1014 Revision A Proposed Floor Area Plan & Schedule
  - 2050-GTA-XX-00-DR-A-1015 Revision C Proposed Production, Warehouse & Offices Overall Ground Floor Plan
  - 2050-GTA-XX-00-DR-A-1016 Revision C Proposed Production &

- Warehouse Ground Floor Plan
- 2050-GTA-XX-00-DR-A-1017 Revision B Proposed Office Building Ground Floor Plan
- 2050-GTA-XX-01-DR-A-1018 Revision C Proposed Production, Warehouse & Offices Overall First Floor Plan
- 2017-GTA-XX-01-DR-A-0119 Revision C Proposed Production & Warehouse First Floor Plan
- 2050-GTA-XX-01-DR-A-1020 Revision D Proposed Offices First Floor Plan
- 2050-GTA-XX-02-DR-A-1021 Revision D Proposed Production, Warehouse & Offices Overall Second Floor Plan
- 2050-GTA-XX-02-DR-A-1022 Revision D Proposed Production & Warehouse Second Floor Plan
- 2050-GTA-XX-00-DR-A-1024 Revision C Proposed Roof Plan
- 2050-GTA-XX-XX-DR-A-1025 Revision G Proposed Overall Elevations
- 2050-GTA-XX-XX-DR-A-1026 Revision C Proposed Office Elevations
- 2050-GTA-XX-XX-DR-A-1027 Revision D Proposed Enlarged (Part) Production Elevations
- 2050-GTA-XX-XX-DR-A-1029 Revision B Proposed Elevations (Coloured) and Materials Schedule
- 2050-GTA-XX-XX-DR-A-1030 (Proposed Undercroft Plan)
- 2050-GTA-XX-XX-DR-A-1031 Revision A Proposed Engineering & Services Building Proposed Ground & First Floor Plans
- 2050-GTA-XX-XX-DR-A-1032 Revision A(Proposed Engineering & Services Building Proposed Second Floor Plans and Elevations
- 2050-GTA-XX-XX-DR-A-1034 Revision A Proposed Security Lodge/ Gatehouse Plans, Elevations & Images
- 2050-GTA-XX-XX-DR-A-1038 Proposed Office Block Sections
- 2050-GTA-XX-XX-DR-A-1035 Proposed Highway/ Site Entrance Alterations Plan
- 2050-GTA-XX-XX-DR-A-1036 Proposed Building Sections Sheet 1
- 2050-GTA-XX-XX-DR-A-1037 Proposed Building Sections Sheet 2
- 2050-GTA-XX-XX-DR-A-1039 Revision A Proposed Site Sections
- 021.038.PL01 Rev P1 Proposed Electrical Services External Lighting for Planning

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 plan(s) (Drawing No. 2050-GTA-XX-XX-DR-A-1029) 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 development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) [Fisherman's Friends Factory, Fleetwood Flood Risk Assessment, Final Report v2.0, dated 15 October 2021, by Weetwood Services Ltd] and all mitigation measures detailed within section 5 of the FRA, including:
  1. Set the finished floor level at 6.72 m AOD
  2. Finished floor levels of the buildings should be set at a minimum of 0.15 m above adjacent ground levels following re-profiling of the site.
  3. Any proposal to modify ground levels should demonstrate that there is no increase in flood risk to the development itself, or to any existing buildings which are known to, or are likely to flood.
  4. Access and egress to the site is available via Windward Avenue to the north of the site, leading to Amounderness Way (A585) to the west of the site.
  5. Preparation of a Flood Warning and Evacuation Plan

The mitigation measures shall be fully implemented prior to first occupation of the development 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 National Planning Policy Framework.

5. Prior to the commencement of development 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 nor drain into the National Highways existing highway drainage system.

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, that have not been forthcoming with the application, 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.

- 6. Notwithstanding the submitted Flood Risk Assessment, prior to the commencement of development 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 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 National Planning Policy Framework.

7. No development shall commence until details of how surface water and pollution prevention will be managed during the construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include as a minimum:
  - a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged, details of the discharge rate shall be proposed.
  - b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.
  - c) A detailed construction plan working method statement to detail

measures taken with regards development, earthworks and drainage alongside the trunk road.

The development shall be constructed in accordance with the approved details.

Reason: 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; and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies; and in the interests of safety and maintaining the integrity of the A585 trunk road.

8. No part of the development hereby approved shall be commenced until the full design and construction details (including details of confirmation of compliance with the current Design Manual for Roads and Bridges, and a Construction and Earthworks Management Plan) of the surface water drainage pipe to be installed under A585 Amounderness Way has been submitted to and agreed in writing by the Local Planning Authority.

The development shall be constructed in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water so it does not pose an undue flood risk on site or elsewhere in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework, and in the interests of safety and maintaining the integrity of the A585 trunk road.

9. Prior to the first use of the development hereby approved a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved in writing by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be

provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

10. Notwithstanding the submitted Geo-environmental Investigation Report, prior to commencement of the development, a remediation strategy (which shall also include any sampling of the groundwaters on the site, groundwater profiling and how affected) shall be submitted to and approved by the Local Planning Authority in writing. The approved scheme shall be implemented in full and validation of the agreed and approved remediation measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The potential for contamination and remediation of the site must be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31). The remediation of the site must take place prior to commencement of any development as such measures need to be taken early on to ensure remediation of the ground and any groundwater flows and watercourses has been carried out at the appropriately practical time before construction and occupation.

11. 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 (including 24 hour emergency contact number)
  - (c) hours and days of deliveries and 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 construction period (including swept path analysis showing access for the largest vehicles regularly accessing the site during construction and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures)
- (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
- (l) measures to protect vulnerable road users (pedestrians and cyclists)

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 CDMP1 of the Wyre Local Plan (2011-31).

12. Prior to the first occupation of any of the development hereby approved, a full Travel Plan comprising immediate, continuing, and long-term measures to promote and encourage alternatives to single-

occupancy car use, and including targets for monitoring and review, shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan (and an associated Travel Plan Co-ordinator as specified in the approved Travel Plan) shall be implemented and operational from the point of the first occupation of any of the development hereby approved for a period of not less than five years from the date of full occupancy of the development. The approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan Targets.

Reason: To promote sustainable development by encouraging sustainable travel modes and reducing dependence on private motor vehicles in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

13. The development hereby approved shall not be brought into use until the parking and turning areas shown on the approved plans 2050-GTA-XX-XX-DR-A-1040 Proposed Site Plan (Presentation) and 2050-GTA-XX-XX-DR-A-1007 Revision H Proposed 'Cleaned Up' Site Key Plan, has been laid out, surfaced and drained. The parking and 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).

14. Prior to the commencement of development, including ground works or vegetation clearance, a Construction Environmental Management Plan (CEMP) for Biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The CEMP Biodiversity shall include and specify the provision to be made for the following:
- a) Risk assessment of potentially damaging construction activities.
  - b) Identification of 'biodiversity protection zones'.
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), including the erection of appropriate visual screening at the north east part of the development and strategic tree planting to screen the functionally-linked land from the development.
  - d) The location and timing of sensitive works to avoid harm to biodiversity features.
  - e) The times during construction when specialist ecologists need to

be present on site to oversee works.

- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Details of timings for piling works to avoid the wintering bird season (September to March inclusive) and the monitoring of breeding terns which are qualifying species of Morecambe Bay SPA whilst the piling works are taking place.
- j) Precautionary mitigation measures for species (such as fox and badgers)
- k) Measures to translocate northern march orchids

The development shall be implemented in full accordance with the approved CEMP Biodiversity.

Reason: Such details were not submitted with the application and need to be in place throughout the construction period in the interests of ecology and biodiversity in accordance with Policy CDMP4 of the Wyre Local Plan (2011-31).

15. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
  - b) Ecological trends and constraints on site that might influence management.
  - c) Aims and objectives of management.
  - d) Appropriate management options for achieving aims and objectives.
  - e) Prescriptions for management actions.
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
  - g) Details of the body or organization responsible for implementation of the plan.
  - h) Ongoing monitoring and remedial measures.

For the avoidance of doubt the LEMP should include details of the long term management/enhancement of the habitat for reptiles, details of mitigation via off-site compensation for Grasshopper Warbler, Willow Warbler, Sedge Warbler and Whitethroat if it is not possible to retain habitat suitable for these species on site, and details of measures for other bird species (as set out in paragraph 8.1 of the document titled



Annex Report 1: Ecological Desk Study November 2021 by Appletons).

The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The LEMP shall be implemented in accordance with the approved details.

Reason: To mitigate against the loss of existing biodiversity and nature habitats, in accordance with Policy CDMP4 of the Adopted Wyre Local Plan and section 15 of the National Planning Policy Framework.

16. The development hereby approved shall be implemented in full accordance with the submitted Annex 2: Reptile Survey And Mitigation Strategy by Appletons dated September 2021 including all the mitigation measures set out in section 6 of that report.

Reason: For the protection of reptiles and to ensure compliance 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.

17. Prior to first use of the development and the erection of any external lighting, a 'lighting design strategy for biodiversity' for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
  - a) identify those areas/features on site that are particularly sensitive for bats and species associated with Morecambe Bay & Duddon Estuary SPA & Morecambe Bay Ramsar and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, (for example, for foraging or winter feeding grounds); and
  - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no

circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To prevent to disturbance to foraging bats and ecological species in accordance with Policy CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

18. Prior to the commencement of development (including ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the Local Planning Authority. This protocol shall detail the containment, control and removal of Japanese Knotweed, Japanese rose, montbretia and sea buckthorn on site. The approved measure shall be thereafter carried out strictly in accordance with the approved scheme.

Reason: To ensure invasive non-native species of plants (controlled species) are effectively mitigated in accordance with the Wildlife and Countryside Act 1981 (as amended).

19. Notwithstanding the submitted Landscape Masterplan and Habitat Creation plans, no development shall take place until full details of habitat creation and both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, details of restoration of 1.41 hectares of the biological heritage site within the site, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 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 Policies 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

National Planning Policy Framework, and to ensure adequate hardstanding surfaces within the site for highway access and drainage and manoeuvring in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31) The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

20. The development shall take place in accordance with the proposed finished floor levels and proposed land levels as shown on the following plans:
- 2050-GTA-XX-XX-DR-A-1009 Revision F Proposed Part Site Plan (Buildings North) Office & Warehouse
  - 2050-GTA-XX-XX-DR-A-1010 Revision H Proposed Part Site Plan (Production Buildings South)
  - 2050-GTA-XX-XX-DR-A-1011 Revision A Proposed Part Site Plan (South) Catchment Pond, and
  - 2050-GTA-XX-XX-DR-A-1013 Revision A Proposed Part Site Plan (North East)

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, and has a minimum risk of flooding in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31).

21. Full details of the ten electric vehicle recharging points (EVCP) as shown with a 'lightening symbol' on plans 2050-GTA-XX-XX-DR-A-1040 (Proposed Site Plan (Presentation)) and 2050-GTA-XX-XX-DR-A-1007 Revision H (Proposed 'Cleaned Up' Site Key Plan), including type and mode of charging, shall be submitted to the Local Planning Authority prior to first use of the development hereby approved. No building shall be occupied until the electric vehicle recharging points have been provided in the car parking area for the associated building to which they relate, and such electric vehicle recharging points 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).

22. Prior to commencement of any above ground works full details of the cycle parking/storage within the site (including location, design, and number) shall be submitted to and agreed in writing by the Local Planning Authority. The approved cycle parking/storage shall be installed prior to first occupation of any part of the development and thereafter maintained and retained.

Reason: To enable access to and from the development by sustainable modes of transport in accordance with policy CDMP6 of the Wyre Local Plan (2011-31).

23. The external waste refuse are as shown on plan no 2050-GTA-XX-XX-DR-A-1040 Proposed Site Plan (Presentation), shall be laid out and installed prior to first occupation of any building within the site. The external waste refuse area shall thereafter be retained for the lifetime of the development.

Reason: In order to ensure that waste storage is properly provided and managed for the development within the site in the interests of visual amenity in accordance with the provisions of Section 12 of the NPPF and Policy CDMP3 of the Adopted Wyre Borough Local Plan 2011-2031 (WLP31).

24. Prior to the installation of any solar panels on any of the buildings hereby approved full details of the design of the solar panels (including location, number, size and type), shall be submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt any solar panels shall be installed as flush to the roof slopes of the building unless it is first demonstrated that this is not practical.

The solar panels shall thereafter be installed and retained in accordance with the approved details, unless any variation to the details is first agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development in accordance with Policy CDMP3 of the Adopted Local Plan 2011-2031.

25. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order with or without modification) or Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) the entire rectangular three storey production and warehouse building and its attached services building all as shown in orange on plans 2050-GTA-XX-XX-DR-A-1044 received 4<sup>th</sup> September 2023, 2050-GTA-XX-XX-DR-A-1045 received 1<sup>st</sup> September 2023, and 2050-GTA-XX-XX-DR-A-1046 received 1st September 2023 (referred to in this condition and condition 26 below as "Main Building") shall be used for the purposes of classes B2 (general industrial) and B8 (storage and distribution) only and for no other purpose or purposes whatsoever without prior express permission from the Local Planning Authority. No mezzanine floor shall be installed in any part of the Main Building without prior express planning permission from the local planning authority.

Reason: The use of the Main Building for any other purpose, including offices, would require further consideration by the Local Planning Authority in accordance with Policies SP1, SP2, EP2, EP4, EP5,

SA3/1, CDMP3 and CDMP6 the Wyre Local Plan (2011-31).

26. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking and re-enacting that Order with or without modification) or Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) Other Buildings hereby permitted and all open land within the site shall be used only for purposes which are ancillary to the use of the Main Building hereby permitted for the purposes of classes B2 (general industrial) and B8 (storage and distribution) and for no other purpose whatsoever without prior express planning permission from the local planning authority, and no part of the Other Buildings and no open land within the red edge of the application site shall be used as separate unit without prior express planning permission from the local planning authority.

- For the avoidance of doubt in this condition "Other Buildings" means all other buildings hereby permitted within the red edged site other than the Main Building, being the security lodge/gatehouse, link area and the office block containing staff facilities as within the red edge as are shown shaded yellow on the following plans

- 2050-GTA-XX-XX-DR-A-1001 Revision A Site Location Plan

- 2050-GTA-XX-XX-DR-A-1044 received 4<sup>th</sup> September 2023

- 2050-GTA-XX-XX-DR-A-1045 received 1<sup>st</sup> September 2023

- 2050-GTA-XX-XX-DR-A-1046 received 1st September 2023

Reason: For the avoidance of doubt, to prevent the over-development of the site, and as other such uses would require further consideration by the Local Planning Authority in accordance with SP1, SP2, EP2, EP4, EP5, Policies SA3/1, CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

27. If at any time during the implementation of the development hereby approved, contamination is encountered which has not been previously identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remediation strategy including timetable shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full in accordance with an agreed timetable. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of Policy CDMP1 of the Wyre Local Plan (2011 - 2031)

28. The development hereby approved shall be implemented in full

accordance with the recommendations and mitigation measures (pre-commencement check) set out in section 5.2 of the Badger Survey by Appletons dated November 2021.

For the avoidance of doubt should evidence of badgers be found on or within 30m of the application site during this pre-commencement check a Badger Protection Strategy shall be produced and submitted to and agreed in writing by the Local Planning Authority.

Reason: For the protection of badgers, to ensure a pre-commencement check for badgers at the appropriate time, and to ensure compliance 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.

**PA.26      Application F - Land Off Lambs Road Thornton Cleveleys  
22/00815/FULMAJ**

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.

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 update sheet also contained an amendment to proposed condition 7.

The Planning Development Manager introduced the report. The application was for the erection of 184 dwellings with associated works this includes 55 (30%) affordable units. He highlighted that the site formed part of a housing allocation (SA1/2 Lambs Road/Raikes Road) in the Wyre Local Plan 2011-2031. The plans identified that 1.86ha of Green Infrastructure (GI) was to be provided on site including a children's locally equipped area of play (LEAP) within the central area of the site.

Gareth Salthouse, acting as the agent, spoke in favour of the application.

Councillor Catterall asked a question of the speaker.

The Chair ended the public speaking portion of the meeting and opened up the members' debate.

Councillor Livesey raised his concerns for the residents.

Councillor Rimmer asked clarification around Lancashire County Council and the primary school.

The Head of Planning and Regeneration clarified where the education land was and explained that it was outside the application site.

Councillor Amos proposed the recommendation to approve the application to the committee, and Councillor Preston seconded the proposal. It was resolved to approve the application as per the Officers recommendation, with amendments to condition 7, subject to the conditions set out below and subject to a S106 legal agreement to secure on-site affordable housing (30%) and green infrastructure and financial contributions towards health care and travel planning. That the Head of Planning and Regeneration be authorised to issue the decision following the satisfactory completion of the S106 agreement.

**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 02.09.2022 including the following plans/documents:

- Location Plan: drawing ref: LP01
- Proposed Site Layout Plan drawing ref: 0003 R.
- Tree Survey Plan (Iain Tavendale Arboriculturalist)
- Tree Survey Report (Iain Tavendale Arboriculturalist)
- Green Infrastructure Plan drawing ref: 14-029-POS03
- Tracking Plan (Tetra Tech): 004-01 P02
- Tracking Plan (Tetra Tech): 004-02 P02

**House Types**

- Candalwood (ref: CAN-2B643.P.H.01)
- Laburnum (ref: LAB.3B798.P.H.01)
- Laurel (ref: LAU.3B843.P.H.01)
- Acacia (ref: ACA.3B990SA.P.H.01)
- Hawthorn (ref: HAW.4B1112.P.H.01)
- Walnut (ref: WAL4B1153.P.H.01 & WAL4B1153.P.F.01)
- Foxglove (ref: FXG.4B1288.P.H.01 & FXG.4B1288.P.F.01)
- Candelberry (ref: CBY.4B1294.P.H.01)
- Hornbeam (ref: HOR.4B1349SA.P.H.01 & HOR.4B1349SA.P.F.0)

- Willow (ref: WIL4B1442.P.H.01)
- Witchhazel (ref: WIT.4B.1503.P.H.01 & WIT.4B.1503.P.F.01)
- Elm (ref: ELM.4B1649.P.H.01 & ELM.4B1649.P.F.01)
- Garage Single (ref: GAR.S.P.01)
- Garage Double (ref: GAR.D.P.01)
- Garage Paired (ref: GAR.P.P.01)
- Cypress (CYP-150-H-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. No development above ground level shall be commenced until a phasing programme for the whole of the application site has been submitted to and approved in writing by the Local Planning Authority. This phasing plan shall include delivery of:-

- the main internal spine road
- the dwellings and their respective spur roads
- all green infrastructure including children's play facility (LEAP) and landscaping
- boundary treatments outside of private curtilages
- pedestrian/cycle access link to the eastern boundary
- provision of the spur road/pedestrian link to the school site
- Provision of vehicular links to the southern and western boundaries

The development shall be carried out in accordance with the approved phasing programme unless an alternative programme has otherwise been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the proper development of the site, to ensure the timely delivery of supporting infrastructure and to ensure the development provides appropriate connections and sustainable linkages to neighbouring development and the wider highway network in accordance with policies SP7, CDMP3, CDMP6 and SA1/6 of the Wyre Local Plan (2011-31)

4. Prior to commencement of the development, a construction phasing programme for delivery of the site accesses and all off-site works of highway improvement (to be carried out as part of a section 278 agreement under the Highways Act 1980) namely:-

- Pedestrian and cycle link to the eastern boundary
- Vehicular and pedestrian access to the school land
- Vehicular and pedestrian access to the southern and western boundaries

shall be submitted to and approved in writing by the Local Planning



Authority. The site accesses and off-site highway works shall be delivered in accordance with the agreed phasing programme, unless any alternative phasing programme is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the timely delivery of the necessary site accesses and 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).

5. No development above ground level shall be commenced until details of the materials to be used in the construction of the external surfaces of that dwelling (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 CDMP3 of the Wyre Local Plan (2011-31).

6. Prior to the first occupation of the dwelling(s) hereby permitted a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be completed before the dwelling(s) is first occupied. The approved details shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants / neighbours in accordance with policy CDMP3 of the Wyre Local Plan (2011-31). The details are required prior to the commencement of the development because they were not submitted with the application.

7. 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).

8. Prior to the commencement of development, 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 and shall follow the parameters as set out within the Drainage strategy and Flood Risk assessment submitted with the planning application (Updated FRA and Drainage Statement (reportref: HYD757\_LAND.OFF.LAMBS.ROAD\_FRA&DMS) including any mitigation measures set out within.

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 separately 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.

No part of the development (or approved phase of the development) shall be first occupied or brought into first use until the drainage works and levels have been completed (for that phase) 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, that have not been forthcoming with the application, 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.

9. Prior to the commencement of development, 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 National Planning Policy Framework.

10. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Updated FRA and Drainage Statement (report ref: HYD757\_LAND.OFF.LAMBS.ROAD\_FRA&DMS). including the mitigation measures and recommendations detailed within Chapter 8. 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.

11. 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, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

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).

12. Prior to the commencement of development, including any demolition works and site clearance, 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 (including timing) 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
- (l) how biodiversity would be protected throughout the construction period including from noise, lighting or visual disturbance
- (m) the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify appropriate mitigation measures necessary to protect and prevent pollution of these waters from sediments entering the river Wyre/Estuary

The construction of the development including any demolition works shall be carried out in accordance with the approved CEMP.

Reason: In order to safeguard the biodiversity of the site, protect the water environment and public drinking water supplies, and to maintain the operation and safety of the local highway network, during site preparation and construction, in accordance with Policies CDMP1, CDMP4 and CDMP6 of the Wyre Local Plan and the provisions of the NPPF.

13. (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 course level up to the entrance of the site compound before any other development takes place within the site.
- (b) No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to those dwelling(s) has been

constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.

- (c) In the event of any estate roads not being proposed for adoption by the Local Highway Authority, then details of their road construction (surface materials and depth) and highway infrastructure (footways, street lighting, drainage) shall be submitted to, and approved in writing by, the Local Planning Authority. No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to that dwelling has been constructed in accordance with the approved details.

Reason: To ensure that satisfactory access is provided to the development site, that the road surfaces are visually acceptable, that the private roads are of sufficiently adequate construction to support any loading applied to them to enable effective waste management and emergency services access, and that the necessary infrastructure is provided in the interests of highway safety in accordance with Policies CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

14. a) Prior to the first occupation of any dwelling, the proposed arrangements for future management and maintenance of the roads/ footways/ cycleways within the development shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include a plan showing areas of highway 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 highway within the estate would be privately managed, details of a Road Management Plan to detail how those sections of highway would be maintained in perpetuity, such as a private management and maintenance company to be established if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The highway shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under section 38 of the Highways Act 1980.
- (c) Should the plan required by (a) show that any highway within the estate would be proposed for adoption by the Local Highway Authority, those roads/ footways/ cycleways shall be made up to, and retained thereafter to, the Local Highway Authority's Adoptable Standards.

Reason: To ensure that all highways, footways and cycleways will be maintained to a sufficient standard by either the Local Highway Authority or by a site management company in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

15. An electric vehicle recharging (EVCP) scheme shall be submitted for all dwellings with parking provision unless it is demonstrated that such provision of EVCP is not practical in communal parking areas or due to other 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).

16. 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.

17. Prior to first occupation of any dwelling hereby approved, 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.

18. No dwelling hereby approved shall be first occupied until the parking / turning area shown on the approved Planning Layout Drg.No.102 Rev R, as relating to that dwelling 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).

19. 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.

20. No part of the development shall be commenced until details of the refuse storage provision (including location, design and materials of construction) have been submitted to and approved in writing by the Local Planning Authority. The refuse storage area(s) shall be provided in accordance with the approved details prior to first occupation or first use of the development and shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the site and locality and the residential amenity of occupants and neighbours, in accordance with Policies CDMP1 and CDMP3 of the Wyre Local Plan (2011-31). The details are required prior to the commencement of the development because they were not submitted with the application.

21. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 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 Policies 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 National Planning Policy Framework. The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

22. 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 (as amended) (or any Order revoking or re-enacting that Order with or without modification);

(a) no fences, gates, walls or other means of enclosure shall be erected along the front or side boundaries of the curtilage of any dwellinghouse forward of the main front elevation or side elevation, or along the side or rear boundaries of the curtilage of any dwelling beyond the rear elevation where that elevation directly faces a highway; and

(b) no areas of soft landscaping to the front of properties shall be removed to make provision for additional car-parking,

without prior express planning permission from the local planning authority.

Reason: To safeguard the appearance of open plan development and junction highway visibility in accordance with Policies CDMP3 and CDMP6 of the Adopted Wyre Borough Local Plan.

23. The pedestrian/cycle connection shown linking to the eastern boundary with Raikes Road as shown on the approved site layout plan shall be constructed up to the respective site boundary in surface materials that have first been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the approved phase it falls within.

After its construction in accordance with this condition the said pedestrian/cycle connection shall thereafter be maintained and remain open and unobstructed at all times unless and until they have both been adopted by the local highway authority.

Reason: In order to ensure that the links are appropriately designed

and managed, and are provided to the boundary with any adjacent land to ensure access is not prejudiced in accordance with the provisions of Policies CDMP3, CDMP6 and SA1/6 of the Wyre Borough Local Plan 2011-2031.

24. The pedestrian and vehicular connections shown linking to the northern

boundary to the school land and the pedestrian and vehicular connections to the southern boundary (Phase 3C) and to the western boundary (to Phase 1 and 2) as shown on the approved site layout plan shall be constructed up to the respective site boundary in surface materials that have first been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the approved phase they fall within. The pedestrian and vehicular connections shall thereafter be maintained and remain open and unobstructed at all times.

After their construction in accordance with this condition the said three pedestrian and vehicular connections shall thereafter be maintained and remain open and unobstructed at all times unless and until they have both been adopted by the local highway authority.

Reason: In order to ensure that the links are appropriately designed and managed, and are provided to the boundary with any adjacent land to ensure access is not prejudiced in accordance with the provisions of Policies CDMP3, CDMP6 and SA1/6 of the Wyre Borough Local Plan 2011-2031.

25. Prior to the installation of any external lighting within the development 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 is not intrusive to visual amenity or illuminate potential habitat for bats (e.g. hedgerow, trees) and or/ bird breeding places. 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 visual amenity and biodiversity and residential amenity and in the interests of public safety 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 National Planning Policy Framework.

26. Prior to first occupation of any dwelling hereby approved, details of the Local Equipped Area for Play (LEAP) shown on the approved site layout plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include how this is to be laid out, the design / appearance of play equipment including materials, surfacing and enclosure(s) of the LEAP area and any other associated equipment including benches and waste bins. The LEAP shall be provided in accordance with the approved details.

Reason: To ensure adequate provision and delivery of public open space in accordance with Policies SP8 and HP9 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

27. The measures contained within the approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan with respect to those trees shown as being retained shall be implemented in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981.

28. Prior to the first occupation of any of the dwellings hereby approved, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan (and an associated Travel Plan Co-ordinator as specified in the approved Travel Plan) shall be implemented and operational from the point of the first occupation of any of the dwellings hereby approved for a period of not less than five years from the date of full occupancy of the development.

Reason: To promote sustainable development by encouraging sustainable travel modes and reducing dependence on private motor vehicles in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

29. Notwithstanding the provisions 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 dwelling(s) on plots 167-168 and 169-182 inclusive, shall not be

altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwelling(s) without prior express planning permission from the local planning authority from the local planning authority.

Reason: To ensure that the Local Planning Authority have control over any future development of the dwellings in the interests of preserving the character and amenity of the area and the residential amenity of occupants of the site in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

30. Notwithstanding 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 without prior express planning permission from the Local Planning Authority.

Reason: To ensure that the on-site vehicle parking provision is maintained to avoid the standing of traffic on the adjoining highway to the detriment of the safety and free flow of traffic thereon and in the interest of the amenity of the street scene in accordance with Policies CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

The meeting started at 2.00 pm and finished at 4.08 pm.

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