

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6 December 2023

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
23/00381/FUL	Karl Glover	01	35-51

Development Plan Update

Barton Neighbourhood Plan (Plan Period 2019-30)

Barton Parish Council (lead Parish) formally submitted the Barton Neighbourhood Plan (BNP) and supporting documents for examination in November 2022. The Independent Examiners Report was received in June 2023. In accordance with the Neighbourhood Planning Regulations 2012 (as amended) the Council considered the Examiner's recommendations and issued a Decision Statement agreeing with the Examiner's recommendations, including that it meets legal requirements (the basic conditions), and that it proceeds to referendum in the Barton Neighbourhood Area. The Referendum took place on 9 November 2023. Over 50% (94.4%) of the votes cast were in favour of the Barton Neighbourhood Plan being used by the Council to help determine planning applications in the Barton Neighbourhood Area.

On 30 November 2023, Wyre Borough Council resolved at Full Council that the Barton Neighbourhood Plan 2019-30 (incorporating the Examiners modifications), should be 'made' (adopted) and become part of the Development Plan for Wyre Borough Council for the Barton Neighbourhood Area. The Barton Neighbourhood Plan has now been brought into legal force, forming part of the statutory development plan for Wyre Borough. Consequently, the Neighbourhood Plan has full weight and will be used to determine planning applications in the Barton Neighbourhood Area with effect from 1 December 2023.

Officer Response: The update to the Development Plan as set out above does not have any consequence for this assessment or determination of this application.

Additional Consultation Responses:

Cloughton-on-Brock Parish Council

Since the publication of the Planning Committee agenda, an additional response has been received from Cloughton-on-Brock Parish Council. The letter raises additional concerns with regards to the following matters:

- Inaccurate information in the business plan - unsuitable for hydro/solar/wind power and the optimism of the plan. Specifically, occupancy rates are very high, the predicted build costs are very low and the cost estimate of connecting the site to the grid underestimates by about 50%.
- Concerns about waste when the site was used for camping and whether there has been any consultation with United Utilities regarding the ability to pump waste directly into the main Calder Vale sewage treatment plant.
- In summary, the Parish Council feel that the applicant has failed to establish a credible business plan as required by Wyre's own guidelines and it reinforces the view that the development is inappropriate.

Officer Response: The Committee report raises concerns over inaccuracies in the business plan and it is agreed that the applicant has failed to comply with the requirements of Policy EP9, using the Council's Guidance Note. Issues regarding United Utilities have been assessed in the report and it has been concluded that a condition could be added to any permission for relevant details to be submitted should the application be supported.

Environment Agency

Since the publication of the Planning Committee agenda, a response has been received from the Environment Agency. The comments are that the Flood Risk Assessment is appropriate and it is not envisaged that the development would be at unacceptable risk of flooding or exacerbate flooding elsewhere. The response then goes on to say that whilst the Environment Agency do not object, this does not remove the need for the LPA to apply the sequential test. Further advice to the LPA/applicant is also provided.

Officer Response: The Committee report notes that whilst the Flood Risk Assessment may be acceptable, the sequential test has not been passed and therefore the proposal fails to comply with Policy CDMP2. In line with Environment Agency advice, Officers remain of this view.

Forest of Bowland National Landscape (Formerly Forest of Bowland Area of Natural Beauty – AONB)

Following the publication of the Planning Committee agenda, on Wednesday 22nd November all designated Areas of Outstanding Natural Beauty (AONBs) in England and Wales have become National Landscapes, including the Forest of Bowland National Landscape. The new name reflects their national importance; the vital contribution they make to protect the nation from the threats of climate change, nature depletion and the wellbeing crisis, whilst also creating greater understanding and awareness for the work that they do.

Officer Response: The renaming of the AONB to a National Landscape does not result in any changes to the assessment of the application