

# PLANNING COMMITTEE UPDATE SHEET

**COMMITTEE DATE: 1 May 2024**

<b>APPLICATION NO.</b>	<b>TEAM LEADER</b>	<b>ITEM NO.</b>	<b>PAGE NOS.</b>
20/00340/RELMAJ	Karl Glover	02	61-86

## **Amendments to Conditions**

The following changes to conditions 2 and 7 are proposed.

### **CONDITION 1– APPROVED PLANS**

The Landscape Structure Plans have been removed from the list of approved plans. Condition 2 is now worded as follows:

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 16.04.2020 including the following plans/documents:

- Vehicle Swept Path Drg No.40066-019 REV B;
- Commercial Plot HGV Vehicle Swept Path Drg No.40066-023-01 REV A;
- Proposed Offices 'B' - Elevations, Floor Plans & Roof Plan Rev A
- Proposed Unit 1 - Elevations, Floor & Roof Plan Rev A
- Proposed Units - 2A & 2B Elevations, Floor & Roof Plan Rev A
- Proposed Units - 3A to 3C Elevations, Floor & Roof Plan Rev A
- Proposed Units - 3D to 3F Elevations, Floor & Roof Plan Rev A
- Proposed Units - 4A to 4C Elevations, Floor & Roof Plan Rev A
- Proposed Units - 4D to 4F Elevations, Floor Plans & Roof Plan Rev A
- Foul Water Pumping Station Kiosk Details Drg No.23-034-4
- Surface Water Pumping Station Kiosk Details Drg No.23-034-2

- Commercial Detailed Layout Drg No.21-27-CDL01 Rev E
- Detailed Layout Drg No.21-27-DL01 Rev Z
- Visitor Parking Drg No.21-27-VP01 Rev D
- Refuse Layout Drg No.21-27-RL01 Rev F
- External Storage Layout Drg No.21-27-ES01 Rev D
- Hard Surfaces Layout 21-27-HS01 Rev G

House Types:

(Jones Homes)

- Connaught II - Drg No.CONN/ST/01
- Connaught II - Drg No.CONN/ST/02
- Knightsbridge II - Drg No.KNIG/ST/01
- Latchford - Drg No.LATCH/ST/01
- Stratton II - Drg No.STRA/ST/01
- Bentley - Drg No.BENT/ST/01
- Barbridge - Drg No.BAR/ST/01
- Bayswater - Drg No.BAYS/ST/01
- Banbury - Drg No.BAN/ST/01
- Keswick - Drg No.KESW/HT01
- Mottram - Drg No.MOT/ST/01
- Birch - Drg No.BIR/ST/01

-Handforth - Drg No.HAND/ST/01  
-Apartment - Drg No.APT/ST/01  
-Apartment - Drg No.APT/ST/02  
-Single Garage (Jones) Drg No.DET\_DG\_PLNG04 6X6  
-Double Garage (Jones) Drg No.DET\_SG\_PLNG04 6X3  
-Buckley - Drg No.BUC-P-(2020)-01

(Story Homes)

-Belford - Drg No.BEL-PLP1 Rev A  
-Belford - Drg No.BEL-PLE1/1 Rev A  
-Belford - Drg No.BEL-PLE1/2 Rev A  
-Bailey - Drg No.BAY-PLP1  
-Bailey - Drg No.BAY-PLE1/1 Rev A  
-Bailey - Drg No.BAY-PLE1/2 Rev A  
-Cooper - Drg No.CPR-PLP1  
-Cooper - Drg No.CPR-PLE1/1 Rev A  
-Cooper - Drg No.CPR-PLE1/2 Rev A  
-Cooper - Drg No.CPR-PLP2  
-Cooper - Drg No.CPR-PLE2/1 Rev A  
-Cooper - Drg No.CPR-PLE2/2 Rev A  
-Cooper - Drg No.CPR-PLP3  
-Cooper - Drg No.CPR-PLE3/1 Rev A  
-Cooper - Drg No.CPR-PLE3/4 Rev A  
-Dawson - Drg No.DWN-PLP1 Rev A  
-Dawson - Drg No.DWN-PLP2 Rev A  
-Dawson - Drg No.DWN-PLE1/1 Rev A  
-Dawson - Drg No.DWN-PLE1/2 Rev A  
-Dawson - Drg No.DWN-PLE2/1 Rev A  
-Dawson - Drg No.DWN-PLE2/2 Rev A  
-Fraser - Drg No.FRR-PLP1  
-Fraser - Drg No.FRR-PLE1/1 Rev A  
-Fraser - Drg No.FRR-PLE1/2 Rev A  
-Harper - Drg No.HPR-PLP1  
-Harper - Drg No.HPR-PLE1/1 Rev A  
-Harper - Drg No.HPR-PLE1/2 Rev A  
-Hewson - Drg No. HWN-PLP1  
-Hewson - Drg No. HWN-PLE1/1 Rev A  
-Hewson - Drg No. HWN-PLE1/2 Rev A  
-Hewson - Drg No. HWN-PLE1/3 Rev A  
-Kempton - Drg No.KPN-PLP1  
-Kempton - Drg No.KPN-PLE1/41  
-Lawson - Drg No.LWN-PLP1  
-Lawson - Drg No.LWN-PLE1/41  
-Lawson - Drg No.LWN-PLE1/42  
-Middleton - Drg No.MDN-PLP1  
-Middleton - Drg No.MDN-PLE1/1 Rev A  
-Middleton - Drg No.MDN-PLE1/2 Rev A  
-Middleton - Drg No.MDN-PLE1/3 Rev A  
-Sanderson - Drg No.SAN-PLP1  
-Sanderson - Drg No.SAN-PLE1/1 Rev A  
-Sanderson - Drg No.SAN-PLE1/2 Rev A  
-Sanderson - Drg No.SAN-PLE1/3 Rev A  
-Sandyford Drg No.SDD-PLP1  
-Sandyford Drg No.SDD-PLE1/1 Rev A  
-Sandyford Drg No.SDD-PLE1/2 Rev A  
-Spencer Drg No.SPR-PLP1  
-Spencer Drg No.SPR-PLP2  
-Spencer Drg No.SPR-PLE1/1 Rev B

- Spencer Drg No.SPR-PLE1/2 Rev B
- Spencer Drg No.SPR-PLE2/1 Rev A
- Spencer Drg No.SPR-PLE2/2 Rev A
- Wilson Drg No.WLN-PLP1
- Wilson Drg No.WLN-PLE1/1 Rev A
- Wilson Drg No.WLN-PLE1/2 Rev A
- Wilson Drg No.WLN-PLE1/3 Rev A
- Wilson Drg No.WLN-PLP2
- Wilson Drg No.WLN-PLE2/1 Rev A
- Wilson Drg No.WLN-PLE2/3 Rev A
- Wilson Drg No.WLN-PLE2/4 Rev A
- Garage Booklet Drg No.GB-PLP1/1 Rev B
- Garage Booklet Drg No.GB-PLP1/2 Rev B
- Garage Booklet Drg No.GB-PLP2/1 Rev B
- Garage Booklet Drg No.GB-PLP2/2 Rev B
- Garage Booklet Drg No.GB-PLP3/1 Rev A
- Garage Booklet Drg No.GB-PLP3/2 Rev A

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.

#### **CONDITION 7 - LANDSCAPING PLANS**

Following comments from the Council's Tree Officer, it is deemed necessary for revised soft landscaping details to be provided by condition. Condition 7 is now worded as follows:

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), 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.

## **Additional Consultation Response**

TREE OFFICER

Comments as follows:

“Looking at the Landscape structure plans and considering whether enough has been done to mitigate / receive biodiversity gain in relating to addressing the proposed loss of trees which are subject to TPO and considered of high retention value (reiterating category A ratings and also agreeing with the arboricultural consultants Tree Survey Schedule Category ratings (Arboricultural Constraints Appraisal 15 July 2014) I can comment that whilst a large number of heavy standard trees have been specified there needs to be more consideration of large species trees, which in turn may require a rethink on positioning. Otherwise, the site is going to be monoculture in respect of future trees of scale as there are currently 37 lime trees put forward that could grow to large trees. Only 5 oak trees have been proposed. In my view there needs to be a broader palette of tree species which will provide future larger scale and give incremental associated benefits along with resilience to climate and pests and diseases. I appreciate that the approval given thus far constrains the development to the very sad loss of certain high amenity TPO trees for the implementing of highways requirements , chiefly on Nateby Crossing Lane. However, I do not see why the design has included the loss of the pre-eminent tree on site which is field grown broad oak tree (TPO ref T6) , presumably for additional units? Surely this tree should be retained and incorporated into the design given its superior contribution to the existing and future landscaping if it was kept. Also, if kept it demonstrates a sincere interest in sustaining the treescape on site.”

*Officer Response:*

*The Council's Tree Officer has reviewed the submitted Landscape Structure Plans. It is considered reasonable to request revised plans showing alternative species and positioning of the large trees. More oak trees can be requested which is considered appropriate given the loss of existing trees. The amendments to conditions above is considered to ensure acceptable details can be agreed via condition.*