



Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 3 July 2024 at the Members Lounge - Civic Centre.

Planning Committee members present:

Councillors Rendell, Amos, Catterall, Fielding, Livesey, Raynor, Rimmer, Belshaw, Collinson and Swatton

Absent- apologies received:

Councillor Lady D Atkins

Other councillors present:

Councillors Rushforth, A Walker and Wells

Officers present:

Jack Tickle, Democratic Services Officer

George Ratcliffe, Democratic Services Officer

Karl Glover, Development Manager

Steve Smith, Assistant Director of Planning and Building Control

Lisa Dodd, Solicitor

Rob McKillop, Senior Planning Officer

Marianne Unwin, Democratic Services and Scrutiny Manager (Temporary)

Madison Yeo, Affordable Housing Delivery Officer

21 members of the public attended the meeting.

PA.1 Declarations of interest

Councillor Collinson announced that she previously spoke on Item 1 (24/00054/FULMAJ) as the adjoining ward councillor when the application was deferred by the Planning Committee on Wednesday 3 April 2024. She considered that her participation in Item 1 may give rise to the perception that her view of the application was affected and raise issues of bias and/or predetermination. She chose to speak as the adjoining ward councillor again, therefore she was limited to three minutes and did not take part in the debate as a member of the Planning Committee and did not vote on the item.

Councillor Rimmer announced that she was a member of Preesall Town Council where Item 4 (24/00135/FULMAJ) was discussed. However she did not take part in those discussions or vote as she did not want to give rise to

the perception that her view of the application was affected and raise issues of bias and/or predetermination. Therefore, she was able to take part in the discussion and vote.

PA.2 Confirmation of minutes

The minutes of the meeting of the Planning Committee held on Wednesday 5 June 2024 were confirmed as a correct record by those who were in attendance.

PA.3 Appeals

The committee noted the Schedule of Appeals lodged and decided between 15 May 2024 and 15 June 2024. The Chair invited any Member requiring any further details or clarification on the appeal to contact the relevant case officer.

The Assistant Director of Planning and Building Control gave a verbal update in relation to Application 23/00788/FUL.

PA.4 Planning applications

PA.5 Application 1 - Brook Lodge Oakenclough Road Nether Wyresdale Scorton 24/00054/FULMAJ

The application was before members for determination for a second time after being deferred at a previous meeting so that the applicant could provide further consideration and clarification regarding the business plan for the proposed development and whether it would be viable in the long term. Additional information had also been provided seeking to address matters of visual impact and accessibility.

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 the change of use of land to allow siting of up to 9 holiday lodges and construction of associated infrastructure. The application was a resubmission of application 23/00439/FULMAJ. He highlighted that the application site was the existing Brook Lodge Fisheries site which was located within the Forest of Bowland National Landscape.

Pawel Szulc spoke in favour of the application.

Councillor Catterall, Livesey and Swatton asked questions of the speaker.

Sarah Rogerson spoke in favour of the application.

Councillor Rimmer and Catterall asked questions of the speaker.

Stephen Hindle spoke in favour of the application.

Councillor Rimmer and Belshaw asked questions of the speaker.

Councillor Collinson chose to speak in favour of the application as the Wyre Borough Councillor for adjoining ward Garstang, therefore she was limited to three minutes and did not take part in the debate as a member of the Planning Committee and did not vote on the item.

Councillor Rimmer and Amos asked questions of the speaker.

Councillor Collinson left the room.

Graham Salisbury, 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.

Members believed that a fantastic proposal had been put forward.

There was no proposer for the Officers recommendation.

Following discussion, it was proposed by Councillor Belshaw, to grant full planning permission as the proposed development was acceptable in principle as it was considered to be sustainable development and therefore complied with the relevant policies of the Local Plan and NPPF, contrary to the Officer's recommendation and subject to the conditions set out below. That the Assistant Director of Planning and Building Control be authorised to issue the decision. The proposal was seconded by Councillor Livesey and the motion was carried.

The Chair adjourned the meeting for five minutes.

Conditions: -

Plans

1) 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 19.01.2024 including the following plans/documents:

Site Location Plan - GA3175-LP-01-A

Proposed Site Plan - GA3175-PSP-01A

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.

Use

2) The development, hereby approved, shall be occupied for holiday purposes only and shall not be occupied as a person's permanent, sole or main place of residence. No unit shall be occupied (by the same occupant) for periods of more than 28 days in any 3 month period and shall not be sold off individually to other third parties and the units shall be operated as one business for short term holiday rental. The owners/operators shall maintain an up-to-date register of the names of all occupiers of individual units and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: A change in the means of operation other than approved would require further consideration by the Local Planning Authority in line with Policies SP2, EP9 and CDMP3 of the adopted Wyre Local Plan (2011-2031). In addition, the development is approved for holiday use only and occupation on a permanent basis would be contrary to the provisions of Policy SP4 of the adopted Wyre Local Plan (2011-2031) and would also require further consideration against Policies SP2 and CDMP6 of the adopted Wyre Local Plan (2011-2031).

Numbers

3) This permission relates to the use of the land for the siting of no more than 9 lodges (falling within the definition of a caravan).

Reason: An increase in the number of units other than approved would require further consideration by the Local Planning Authority in line with Policies EP9, SP2, SP4 and CDMP6 of the adopted Wyre Local Plan (2011-2031).

Appearance of units

4) Prior to the first siting of any lodge (falling within the definition of a caravan) details of the specification and make (including appearance) of the units shall be submitted to and agreed in writing by the Local Planning Authority. Only the agreed lodge type shall be placed on the site. Where a lodge is to be replaced the specification and make of the replacement lodge (falling within the definition of a caravan) shall be first submitted to and agreed in writing by the Local Planning Authority.

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

Phase I desk study

5) 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).

Drainage

6) 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, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. 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 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.

Bio-diversity

7) Prior to the commencement of 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

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.

Reasonable Avoidance Measures

8) Prior to the commencement of the development, a reasonable avoidance measures method statement for mammals shall be submitted to and agreed in writing with the Local Planning Authority. The method statement shall include as a minimum all the recommendations set out in the Technical Appendix 1 of the Preliminary Ecological Appraisal (Brook Lodge). The development shall be carried out in accordance with the agreed measures.

Reason: To protect wild mammals in accordance with Policy CDMP4 of the Adopted Wyre Local Plan, and the Wild Mammal (Protection) Act 1996).

Invasive Species Plan

9) Prior to the commencement of development a method statement detailing control measures for Rhododendron shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in full throughout the lifetime of the development.

Reason: In order to comply with Schedule 9 Part 2 of the Wildlife and Countryside Act 1981.

Tree Protection

10) Prior to the commencement of development, including any demolition or tree works, a Tree Protection Plan for the retained tree(s) shall be submitted to and approved in writing by the Local Planning Authority. This shall indicate

the methods and positioning of tree protection measures such as ground protection (where necessary), Heras protective fencing and details of any specialist demolition or construction methods if appropriate.

The measures contained within the approved 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. The details are required to be approved prior to commencement of development to ensure timely tree protection measures are in place.

Access materials

11) Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users. To protect highway safety in accordance with Policy CDMP6 of the Adopted Wyre Local Plan.

Parking Layout

12) Prior to the first use of the development, hereby approved, a scheme showing the areas of parking and turning for vehicles, including deliveries, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the agreed parking / turning area(s) scheme 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).

Lighting

13) 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 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).

No outside music

14) No amplified recorded or live music shall be played at any time in the outside area(s) of the application site as defined by the red edge on the approved site location plan.

Reason: To avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

Landscaping

15) 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.

Ecology re-survey

16) No later than 3 months prior to commencement of development, all recommended further survey work as set out in section 8 of the Technical Appendix 1 of the Preliminary Ecological Appraisal in relation to Brook Lodge which establishes the presence or otherwise of European protected species (defined in the Conservation of Habitats and Species Regulations 2017 or in any statutory instrument revoking and re-enacting those regulations with or without modification) shall be carried out and the results submitted to and approved in writing by the Local Planning Authority. If a European protected species is confirmed to be present the report shall include mitigation measures, including timescales, to avoid and / or mitigate any possible harm to the European protected species. Those approved mitigation measures shall then be implemented.

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

No tree works

17) 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.

Refuge storage

18) Prior to the first use of the development, hereby approved, 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).

PA.6 Application 2 - 35 Dallam Dell Thornton Cleveleys 24/00321/FUL

Councillor Collinson returned to the room.

This was a resubmitted application where no substantial change had been made to the original application and it was brought to Planning Committee at the request of Councillor Higginson.

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 the change of use from 1 dwelling (Class C3) to a children's care home (Class C2) and provision of additional parking to frontage. The application was a resubmission of application 23/01040/FUL. He highlighted that the application site was situated on a residential estate in Thornton with neighbouring properties to the sides and front. The property had a small front garden, a driveway along the side of the house, and a rear garden.

John Baron spoke against the application.

Councillor Catterall and Belshaw asked questions of the speaker.

Michelle Greenwood spoke against the application.

Wyre Borough Councillor for Bourne ward, Victoria Wells, spoke against the application.

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

Members raised concerns over the width of the driveway and highway and insufficient footpaths and on street parking.

Following discussion and a proposal by Councillor Belshaw, seconded by Councillor Raynor, it was resolved to refuse the application as per the Officer's recommendation for the following reason:

1. The proposed change of use would result in an intensification of activity at the site, having regard in particular to the frequency and pattern of visits by staff, and an increased demand for on-street parking. The intensification of staff movements to/from the property on a regular and frequent basis, including at unsociable times, would result in an unacceptable impact on neighbouring amenity from noise and disturbance. The intensification of vehicles associated with the development and the inadequate parking at the site would result in increased on-street parking. In this cul-de-sac setting, this would have an unacceptable impact on the visual amenity of the street, with cars parked in the street rather than off-street, which is characteristic of this road. Also, there would be unacceptable harm to the highway amenity

of the street, with the potential for restricting vehicle and pedestrian movements. This is contrary to the NPPF and Policy CDMP3 of the Adopted Wyre Local Plan.

The Chair adjourned the meeting for five minutes.

PA.7 Application 3 - 43 Sandwell Avenue Thornton Cleveleys 24/00274/FUL

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

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 the change of use of a dwelling (C3) to a children's care home (C2). He highlighted that the application property was a 3-storey, detached dwelling situated within the urban area and within a settlement boundary. The site was also in Flood Zone 3.

Wyre Borough Councillor for Bourne ward, Victoria Wells, spoke against the application.

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

Members raised concerns over location, parking and frequency and pattern of visits by staff.

Following discussion and a proposal by Councillor Belshaw, seconded by Councillor Swatton, it was resolved to refuse the application as per the Officer's recommendation for the following reasons:

1. The proposed change of use would result in an intensification of activity at the site, having regard in particular to the frequency and pattern of visits by staff, and an increased demand for on-street parking. The intensification of staff movements to/from the property on a regular and frequent basis, including at unsociable times, would result in an unacceptable impact on neighbouring Page 56 amenity from noise and disturbance. The intensification of vehicles associated with the development and the inadequate parking at the site would result in increased on-street parking. In this cul-de-sac setting, this would have an unacceptable impact on the visual amenity of the street, with cars parked in the street rather than off-street, which is characteristic of this road. Also, there would be unacceptable harm to the highway amenity of the street, with the potential for restricting vehicle and pedestrian movements. Further to this, the site plan submitted with the application is inaccurate so does not allow for the full and accurate assessment of the application in relation to the matters of residential and visual amenity. This is contrary to the NPPF

and Policy CDMP3 of the Adopted Wyre Local Plan.

2. The proposal does not provide details of safe access and escape routes as part of an emergency plan for the development in relation to flooding. This would present the potential for an unacceptable risk of flooding to the harm of people. This would be contrary to Section 14 of the NPPF and the National Planning Policy Guidance 'Flood Risk and Coastal Change', and Policy CDMP2 of the Adopted Wyre Local Plan.

PA.8 Application 4 - Land Off Rosemount Avenue Preesall 24/00135/FULMAJ

The application was brought before members for consideration at the request of Councillor Rimmer who cited concerns in relation to the site's location within Flood Zone 3, the impact on biodiversity, additional traffic movements and the impact on neighbouring properties.

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 two additional consultation responses which were acknowledged by officers and an amendment to proposed condition 21.

The Senior Planning Officer introduced the report. The application was for the erection of 51 affordable homes together with access taken from Rosemount Avenue and the formation of an internal access road, footpath link on to Pilling Road, landscaping, amenity open space, electricity sub-station and surface water pumping station. He highlighted that the site was a parcel of undeveloped land within the settlement boundary for Knott End and Preesall and was located within Flood Zone 3.

Sandra Langhorne spoke against the application.

Councillor Rimmer asked a question of the speaker.

Preesall Town Councillor for North ward, Phil Orme, spoke on the application.

Councillor Rimmer asked a question of the speaker.

Wyre Borough Councillor for Preesall ward, Collette Rushforth, spoke against the application.

Councillor Rimmer asked a question of the speaker.

Paul Williams, acting as the agent, spoke in favour of the application.

Councillor Collinson, Raynor and Rimmer asked questions of the speaker.

The Assistant Director of Planning and Building Control clarified concerns

raised during the public speaking on highways, flooding and drainage, trees, ecological matters and affordable housing.

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

Councillor Rimmer raised concerns over drainage and drainage maintenance. She also thought that the committee needed more training on infrastructure and medical facilities.

The Assistant Director of Planning and Building Control clarified the matter around drainage and pumping stations. The Planning Development Manager explained that during the application, officers worked directly with the drainage engineers who were fully aware of all localised issues. He confirmed that condition 10 required all technical details of drainage to be submitted.

Councillor Belshaw proposed the recommendation to approve the application to the committee, and Councillor Livesey seconded the proposal. It was resolved to grant full planning permission as per the Officer's recommendation, subject to conditions set out below and subject to a S106 Legal Agreement to secure 30% on-site Affordable Housing and financial contributions towards health care and off-site Green Infrastructure. That the Assistant Director of Planning and Building Control be authorised to issue the decision upon the satisfactory completion of the S106 agreement. In the event that a satisfactory Section 106 agreement was not concluded by 1st November 2024, or other date agreed in writing with the Council, delegate authority to the Assistant Director of Planning and Building Control to refuse planning permission on the grounds that the obligations which make the development acceptable have not been legally secured.

The Chair adjourned the meeting for five minutes.

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 14.02.2024 including the following plans/documents:

- Proposed Site Layout Drg No.P01 Rev B
- Materials Distribution Plan Drg No.P02 Rev B
- Boundary Treatments Plan Drg No.P03 Rev D
- Car Charger Plan Drg No.P05 Rev B
- Bird Bat Box Plan Drg No.P06 Rev B

- Street Scene Elevations Drg No.P07 Rev B
- Slab Level Plan Drg No.P11 Rev B
- Green Infrastructure Plan Drg No.P12 Rev B
- Landscaping (1 of 2) Drg No.P13 Rev B
- Landscaping (2 of 2) Drg No.P14
- Section 38 Plan Drg No.P23 Rev B
- Site Welfare Plan Drg No.P24 Rev B
- Tenure Plan Drg No.P25 Rev A

House Types

- Plot 03 Drg No.P15 Rev A
 - Plot 01,02,04,05,12,13,19,20,26,27,50,51,52+53 Drg No.P16
- Rev A
- Plot 27,28,44,45,46+47 Drg No.P17 Rev A
 - Plot 42+43 Drg No.P18 Rev A
 - Plot 23,24+25 Drg No.P19 Rev A
 - Plot 14,15,16,29,30+31 Drg No.P20 Rev A
 - Plot 06,07,10,11,32,33,40+41 Drg No.P21 Rev A
 - Plot 08,09,21,22,34,35,36,37,38+39 Drg No.P22 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.

3. The development shall be carried out strictly using those materials specified on the Materials Distribution Plan Drg No.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).

4. No dwelling hereby approved shall be first occupied until the parking / turning area(s) shown on the approved Proposed Site Layout Drg No.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).

5. 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 from the highway before superstructure construction 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).

- 6. Prior to first occupation of any dwelling hereby approved, the site access and off-site works of highway improvements listed below shall be carried out, unless an alternative timetable for implementation is submitted to and approved in writing by the Local Planning Authority:
 - Upgrading of 2 bus stops (located on Pilling Lane near Wilkinson Way) to Quality Bus Stop standards;
 - Provision of pedestrian dropped kerbs and tactile paving at:
 - i. Pilling Lane south of Wilkinson Way,
 - ii. Meadow Avenue at its junction with Pilling Lane, and
 - iii. Wilkinson Way at its junction with Pilling Lane.

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

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

- 7. 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 perpetuity, 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).

- 8. The construction of the development including any demolition works shall be carried out in accordance with the approved Construction Method Statement (February 2024), Site Welfare Plan Drg No.P24 Rev B and Environmental, Dust and Surface Water Management Plan (February 2024).

Reason: Such details 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).

- 9. No dwelling shall be occupied until the electric vehicle recharging point for that dwelling has been provided in accordance with the details shown on Car Charger Plan Drg No.P05 Rev B, 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).

- 10. 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.

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 NPPF.

11. 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 NPPF.

12. No development shall commence until details of how surface water will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include as a minimum measures taken to ensure surface water

flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate. The development shall be constructed in accordance with the approved details.

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

13. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by LDE (Ref: 681279-R1(0)-FRA - February 2024) including the mitigation measures and recommendations detailed within Chapter 5. 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.

14. Details of the appearance (size, materials and external colour finish) of the Pumping Station as shown on the approved Proposed Site Layout Drg No.P01 Rev B, shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The development shall be carried out and retained thereafter in accordance with the approved details.

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

15. Prior to first occupation of any dwelling hereby approved, the new pedestrian footpath link (shown on Proposed Site Layout Drg No.P01 Rev B) connecting from the access road to Pilling Lane shall be completed and surfaced up to the northern site boundary and made available for use. The footpath link shall thereafter be maintained and remain open and unobstructed at all times.

Reason: To ensure satisfactory pedestrian access is provided and available for the occupants of the dwellings

16. Prior to first occupation, 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 homeowners 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.

17. 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.

18. Prior to commencement of development, a Reasonable Avoidance Measures method statement for amphibians and mammals shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved document, including all the mitigation measures included.

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.

19. Prior to first occupation of any dwelling hereby approved, bird and bat boxes shall be installed in full accordance with the approved Bird Bat Box Plan Drg No.P06 Rev B. The bird and bat boxes shall be retained and maintained in accordance with the approved details.

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.

20. 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 dwellings on Plots 03, 15, 30 and 42 shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwelling(s) without planning permission.

Reason: To ensure that the Local Planning Authority have control over

any future development of the dwelling(s) in the interests of preserving the character and amenity of the area and the residential amenity of occupants / neighbours in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

21. No dwelling hereby permitted shall be first occupied until remediation of the site has been undertaken strictly in accordance with the Remedial Strategy in Chapter 4.6 of the Phase 2 Geo-Environmental Investigation Report by IGE Consulting, and a validation report has been submitted to, and approved in writing by the Local Planning Authority, confirming full implementation of the agreed remediation scheme. Any changes to the agreed elements require the express consent of the Local Planning Authority.

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

22. The development shall be carried out in accordance with the "20% Adaptable Dwellings Statement", and once completed, dwellings shall be 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.

23. The boundary treatments relating to each plot shall be completed in full prior to first occupation of that plot strictly in accordance with the approved details shown on Boundary Treatments Plan Drg No.P03 Rev D and Boundary Details Drg No.P04 Rev A, including the 130x130 wildlife access points. The boundary treatments shall thereafter be maintained and retained in accordance with the approved details.

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).

24. The finished floor levels shall be constructed and completed in accordance with the details shown on Drg No.P11 Rev B.

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

25. Prior to first occupation of any dwelling hereby approved, full details of hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of hard surfaced areas and materials (i.e. driveways, paths, structures,

lighting and the footpath link to Meadow Avenue).

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

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

26. The landscaping works shall be carried out in accordance with the approved Landscaping (1 of 2) Drg No.P13 Rev B and Landscaping (2 of 2) Drg No.P14 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 NPPF.

27. The measures contained within the approved Arboricultural Impact Assessment (Ref:P.1946.24 - received 19th March 2024) and Tree Protection Plan Drg P.1946.24.T02 Rev C 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. No dwelling shall be first occupied until the refuse storage provision for that dwelling has been provided in accordance with the Waste Management Strategy (February 2024) and the refuse storage shall thereafter be maintained and retained in accordance with the approved details.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants and neighbours, in accordance with Policies CDMP1 and CDMP3 of the Wyre Local Plan (2011-31).

PA.9 Application 5 - Poulton View Farm 83 Poulton Road Poulton-Le-Fylde 23/01182/FUL

The application was brought before members for consideration at the request of Councillor A Walker who cited concerns in relation to road safety, access concerns, the proposal being out-side of the development footprint, loss of hedgerow and environmental impacts.

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 an additional consultee response and an additional representation of objection which was acknowledged by officers.

The Planning Development Manager introduced the report. The application was for the proposed development of 3 no. detached two-storey dwellings, with associated works. He highlighted that the site related to a parcel of land within the settlement boundary of Poulton-le-Fylde.

Wyre Borough Councillor for Carleton ward, Andrew Walker, spoke against the application.

Councillor Rimmer asked a question of the speaker.

Harry Carter, acting as the applicant, spoke in favour of the application.

The Assistant Director of Planning and Building Control clarified that there were no concerns regarding highway safety.

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

Members raised concerns over traffic but believed that a fantastic proposal had been put forward.

Councillor Belshaw 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 Officer's 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 13.12.2023 including the following plans/documents:

- Revised Site Location Plan received 1 February 2024 Drawing No SP-0001
- Proposed Site Plan Drawing No SP-0003-REV E received 14 June 2024
- Proposed Elevations - Garage Drawing No EL-0004 received 13 June 2024
- Proposed Ground Floor -Garage Drawing No GA0003 received 13 June 2024
- Site Sections Plan Drawing No SP-0008 Drawing No received 12 June 2024
- Proposed Site Elevations Drawing No EL-0002 REV A received 1 February 2024
- Proposed Site Elevation 2 Drawing No EL-0003 received 1 February 2024
- Proposed Elevations House Type 1 Drawing No EL-0003 received 1 February 2024
- Proposed Elevations House Type 2 Drawing No EL-0003 received 1 February 2024
- Proposed Floor Plans House Type 1 Drawing No GA-0001 received 1 February 2024
- Proposed Floor Plan House Type 2 Drawing No GA-0001 received 1 February 2024

The development shall be retained hereafter in accordance with this detail.

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

3. The development shall be carried out strictly using those materials specified on the approved plans Drawing No EL-0003 House Type 1 and EL-0003 House Type 2 received 1 February 2023 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. Prior to the commencement of development 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 use hereby permitted is first commenced, or before the dwellings are 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

5. The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details Drawing No C-1076-05B.

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

6. 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.

7. The development hereby approved shall be implemented in full accordance with the Ecological Appraisal submitted with the planning application prepared by Penning Ecological dated April 2023 including all the mitigation measures set out in 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.

8. Prior to the commencement of 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

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.

9. No part of the development shall be occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved drainage scheme as shown on Drawing No C-1076-02, C-1076-05 B, C-1076-06 received 7 June 2024. 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.

10. No part of the development shall be commenced until the visibility splays measuring 2.4m x 43m in both directions are provided, measured along a centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Poulton Road (as shown on Drawing Number SP-0005 REV B) to the satisfaction of the Local Planning Authority. The land within the splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays

Reason: To ensure adequate visibility at the site access junction in the

interest of highway safety in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

11. No dwelling hereby approved shall be first occupied until the parking / turning area(s) shown on the approved plan Drawing No SP-0003 REV E has been laid out, surfaced and drained. The parking / turning area(s) shall thereafter be retained and maintained for the lifetime of the development, 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).

12. 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 for a distance of 10 metres into the site from the highway before any other development takes place within the site.

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).

13. Prior to first occupation of any dwelling hereby approved the off-site works of highway improvement namely, construction of the site access and provision of a footway continuing from the site onto Poulton Road and across the frontage of No 83 Poulton Road to provide a dropped pedestrian crossing for a link to the footway on the opposite side of the road, shall be carried out, unless an alternative timetable for implementation is submitted to and approved in writing by the Local Planning Authority. The off-site highway works shall be carried out in accordance with any alternative approved timetable for implementation.

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

14. 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.

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.

15. The development hereby permitted shall be designed so that the level of noise emitted from the site does not exceed the following levels as assessed in accordance with British Standard 8233 (2014) and WHO guidelines (or any subsequent replacement national standards / guidance) when measured at nearby noise-sensitive premises:

LAeq 55 dB 16 hours - gardens and outside living areas, daytime (07.00-23.00)

LAeq 35 dB 16 hours - indoors, daytime (07.00-23.00)

LAeq 30 dB 8 hours - indoors, night-time (23.00-07.00)

LAFmax 45 dB 8 hours - indoors night-time (23.00-07.00)

LAFmax 45 dB 4 hours - indoors evening (19.00-23.00)*

LAFmax 60 dB 8 hours - façade level night time (23.00-07.00)

LAFmax 60 dB 4 hours - façade level evening (19.00-23.00)

*The evening standard LAFmax will only apply were the evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour.

Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority.

Reason: To minimise the risk of noise pollution that may cause nuisance and harm the amenity and/or health of occupiers of nearby buildings, in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

16. 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.

[ENV2] 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).

17. An electric vehicle recharging (EVCP) scheme shall be submitted for the dwellings hereby approved 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).

18. 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 for plot 1 - 3 shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway 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).

19. 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.

20. No part of the development shall be first occupied until the refuse storage provision shown on the approved plan Drawing No SP-0003 REV E has been provided, and the refuse storage shall thereafter be maintained and retained in accordance with the approved details.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants and neighbours, in accordance with Policies CDMP1 and CDMP3 of the Wyre Local Plan (2011-31).

21. For the full period of construction, facilities shall be available and used on site for the cleaning of wheels of vehicles entering and leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as require during the full construction period.

Reasons: 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).

22. 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) shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwelling(s) without planning permission.

Reason: To ensure that the Local Planning Authority have control over any future development of the dwelling(s) in the interests of preserving

the character and amenity of the area and the residential amenity of occupants / neighbours in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

The meeting started at 2.00 pm and finished at 4.20 pm.

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