

Committee Report**Date:04.12.2019****Item Number 03****Application Number 19/00687/REMMAJ****Proposal Reserved matters application for appearance, landscaping, layout and scale for 14 bungalows for the over 50's (C3 Use Class) and 36 retirement living apartments together with communal facilities, landscaping and car parking (following outline application 18/00973/OUTMAJ)****Location Dunollie Kepple Lane Garstang Preston Lancashire PR3 1PB****Applicant Alan Stansfield, Margery Jean Stansfield****Correspondence Address c/o Mr Chris Butt
Unit 3 Edward Court Altrincham Business Park Broadheath
Altrincham WA14 5GL United Kingdom****Recommendation Permit****REPORT OF THE HEAD OF PLANNING SERVICES****CASE OFFICER - Mr Karl Glover****1.0 INTRODUCTION**

1.1 This application is before Members of the Planning Committee for a decision at the request of Councillor Lady Atkins. A site visit is recommended to enable Members to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The application relates to 1.52 ha (3.76 acres) of land at Dunollie Farm, South of Kepple Lane in Garstang. The site currently comprises of a series of existing buildings (including an existing dwelling, former agricultural buildings and a paddock) which are proposed to be demolished to accommodate the proposed development. The remainder of the site is undeveloped and comprises agricultural grazing land. The site is bounded by mature hedgerows and trees. In terms of site topography, the northern and central section of the site has a gradual slope to the south. Towards the southern portion of the site there is a more pronounced decrease at the bottom of which is a public right of way (PROW) (FP11) traversing east west though the site. South of this path the land levels off again before the steep river bank which forms the southern site boundary.

2.2 Adjacent land uses comprise Kepple Lane to the north, beyond which are residential properties, a detached house to the immediate north east, St Thomas' Primary School to the east, and the River Wyre to the south, beyond which is open

countryside. To the west of the site there is a site for travelling show people known as Utopia.

2.3 The application site forms part of Site allocation SA1/16 in the Wyre Borough Council Local Plan, which is a residential allocation for 125 dwellings, including the adjacent land parcel to the west of the site. The majority of the application site is located within Flood Zone 1 however a small area of the site adjacent to the southern boundary with the River Wyre is located within Flood Zones 2 and 3.

3.0 THE PROPOSAL

3.1 This application seeks reserved matters for the appearance, landscaping, layout and scale for 14 (2 bed) bungalows for the over 50s (Use Class C3) and 36 (1 & 2 bed) retirement living apartments together with communal facilities and car parking following the approval of outline application 18/00973/OUTMAJ.

3.2 The site layout generally follows the parameters plan provided at the outline stage. The main access is to be taken from the southern side of Kepple Lane (Access was a matter approved at outline stage) with the detached bungalows located either side of the internal access road in a linear pattern leading to the turning head and parking at the location of the retirement apartments. Each of the bungalows have detached garages and parking to the side/rear and comprise of 3 different models (3 variations to model B). The models are set below:

- Model A - 2 bed red brick bungalow internal floor area 77 sqm measuring approximately 12m in width x 8.5m in depth x 3m to eaves and 5m to the ridge
- Model B - 2 bed red brick bungalow with L shape footprint internal floor area 95 sqm measuring approximately 13.5m in width x 12.5m in depth x 2.5m to the eaves and 4.5m to the ridge
- Model BR - 2 bed red brick and render (to side) bungalow with L shape footprint internal floor area 95 sqm measuring approximately 13.5m in width x 12.5m in depth x 2.5m to the eaves and 4.5m to the ridge
- Model BRS - 2 bed redbrick and render (to front and side) bungalow with L shape footprint internal floor area of 93 sqm measuring approximately 13.5m in width x 12.5m in depth x 2.5m to the eaves and 4.7m to the ridge
- Model BRF - 2 bed red brick and render (to front) bungalow with L shape footprint internal floor area of 95sqm measuring 13.5m in width x 12.5m in depth x 2.5m to the eaves and 4.5m to the ridge
- Model C - 2 bed red brick dormer bungalow with internal floor area of 103 sqm measuring 9.8m in width x 8m in depth x 3m to the eaves and 7m to the ridge. The dormer to the front measures approximately 2.5m in width x 1.3m to the eaves and 2.8m to the ridge.

3.3 The proposed 36 bed retirement living apartments form one T shaped 3 storey building measuring approximately 54m in width x 37m in depth x 7.6m to the eaves and 11m to the ridge. The apartments comprise of 9 1 bed apartments and 27 2 bed apartments. The roof form is hipped and finished in slate grey interlocking tiles. The proposed materials are set out in a submitted materials schedule but primarily comprise of a mixture of red multi facing red brick to the majority of the ground and first floors with limestone white rendered projecting gables. At 3rd floor a grey slate coloured fibre cement cladding is proposed along with projecting design features around windows and door surrounds. To the rear (south eastern elevation) glass panelled balconies and Juliet balconies are proposed along with a raised projecting

ramped access to ground floor level. A 36 bay car park is proposed to the front and either side of the apartment block.

3.4 Within the site landscaping is proposed which includes grassed lawns to the front and rear of the bungalows and proposed hedges and tree planting throughout. To the rear of the apartments where the site falls within the flood zone this area is to remain as grassed lawn with new tree planting and a connecting path to the PROW which crosses the site.

4.0 RELEVANT PLANNING HISTORY

4.1 18/00973/DIS - Discharge of condition 6 (affordable housing) on application 18/00973/OUTMAJ - Pending Consideration

4.2 18/00973/OUTMAJ - Variation of conditions 7, 8, 23 and 24 on planning permission 17/00579/OUTMAJ to alter the approved housing mix, occupancy criteria, affordable housing and layout to provide 14 bungalows for the over 50's (C3 Use Class) and 36 retirement living apartments together with communal facilities, landscaping and car parking - Permitted subject to conditions and Section 106 agreement

4.3 17/00579/OUTMAJ - Outline application for the erection of up to 26 dwellings and up to 24 apartments for the over 50's following demolition of existing buildings with access applied for off Kepple Lane (all other matters reserved) - Permitted subject to conditions and Section 106 agreement

4.4 The site adjacent which also makes up the site allocation SA1/16 (known as Utopia) has the following planning history:

4.5 17/00305/REMAJ - Reserved matters application for the erection of 75 dwellings following the grant of outline permission under reference 14/00053/OUTMAJ. Matters of access, layout, scale, appearance and landscaping to be determined - Pending consideration (currently awaiting amended plans)

4.6 14/00053/OUTMAJ - Outline application for the erection of up to 75 dwellings - Approved subject to conditions

5.0 PLANNING POLICY

5.1 ADOPTED WYRE BOROUGH LOCAL PLAN

5.1.1 The Wyre Local Plan 2011-2031 (WLP31) was adopted on 28 February 2019 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

5.1.2 The following policies contained within the WLP 2031 are of most relevance:

- SP8 - Health and Well-Being.
- CDMP1 - Environmental Protection.
- CDMP2 - Flood Risk and Surface Water Management.

- CDMP3 - Design.
- CDMP4 - Environmental Assets.
- CDMP5 - Historic Environment.
- CDMP6 - Accessibility and Transport
- HP2 - Housing Mix
- HP3 - Affordable Housing
- HP9 - Green Infrastructure
- SA1 - Site Allocations
- Site SA 1/16- Allocation for Residential Development - South of Kepple Lane, Garstang - 125 dwellings (the application site forms part of this wider proposed allocation).

5.1.3 The WLP31 identifies a Local Plan housing requirement of 9,200 dwellings or 460 dwellings per annum. Paragraphs 73(b) and 74 of the NPPF and footnote 38 make it clear that where a local authority has a 'recently adopted plan', it is able to demonstrate a 5 year Housing Land Supply (HLS) for the purposes of the NPPF. Footnote 38 would operate in the present case to maintain the WLP31 status as a 'recently adopted plan' until 31st October 2019. The NPPF enables authorities to subsequently establish the five year housing land supply position in an Annual Position Statement (APS). The Council has submitted an APS to the Planning Inspectorate (PINS) for consideration in accordance with procedures and advice in the Planning Practice Guidance (PPG). The APS demonstrates a five year supply of 5.69 years based on the 31st March 2019 housing land monitoring figures. A decision by PINS on the APS although required by the 31 October has not been sent to the Council. The Council maintains that the evidence submitted to PINS robustly demonstrates more than a five years housing land supply.

5.2 NATIONAL PLANNING POLICY FRAMEWORK 2019

5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on the 19th February 2019. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The policies in the 2019 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

5.2.2 The following sections / policies set out within the NPPF are of most relevance:

- Section 2 - Achieving sustainable development
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well designed places
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

OTHER MATERIAL CONSIDERATIONS

5.3 WYRE SUPPLEMENTARY PLANNING GUIDANCE

5.3.1 Supplementary Planning Guidance 4 - Spacing Guidelines for New Housing Layouts

5.3.2 Supplementary Planning Guidance 2 - Development and Trees

6.0 CONSULTATION RESPONSES

6.1 GARSTANG TOWN COUNCIL

6.1.1 First Response - Objects on the grounds that the development would be unacceptable as it would cause harm to the appearance of the adjacent Garstang Conservation Area contrary to Policy CDMP5 of the Local Plan. Also highlighted is screen planting and the lack of footpaths along with an increase in parking on Kepple Lane.

6.1.2 Second Response - Objection maintained on the following grounds:

- Concern about access and the proximity to Kepple Lane
- Access to rear of the block for emergency vehicles is non existent
- Car parking - lack of footpaths
- POS - Access and maintenance concerns
- United Utilities drainage response should be considered
- EA Flood risk advice should be taken into account

6.2 CANALS AND RIVERS TRUST

6.2.1 No observations to make

6.3 ENVIRONMENT AGENCY

6.3.1 No Objections and advised that having reviewed the submitted details there are no further comments to add to those previously submitted at the outline application stage (which raised no objections subject to conditions) as the proposed buildings remain outside of the flood zone

6.4 LANCASHIRE COUNTY COUNCIL (HIGHWAYS)

6.4.1 No objections advised that the internal highway layout and car parking conforms to current guidelines and that the turning head and access and associated verges and footpaths would be suitable for adoption under section 38. Conditions have been recommended

6.5 LANCASHIRE COUNTY COUNCIL (LEAD LOCAL FLOOD AUTHORITY)

6.5.1 No observations received at the time of compiling this report

6.6 LANCASHIRE COUNTY COUNCIL (PUBLIC RIGHTS OF WAY OFFICER)

6.6.1 No observations received at the time of compiling this report

6.7 UNITED UTILITIES

6.7.1 Advised that the proposal is acceptable in principle subject to conditions

6.8 RAMBLERS ASSOCIATION

6.8.1 No observations received at the time of compiling this report

6.9 WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE)

6.9.1 No objection in principle

6.10 WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (NOISE)

6.10.1 No objections

6.11 WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (CONTAMINATION)

6.11.1 Observations received in relation to the submitted Phase 2 report however this is a matter to be considered as part of the discharge of conditions application under the outline application

6.12 WBC PARKS AND OPEN SPACES MANAGER (OPENSOURCE/GREEN INFRASTRUCTURE)

6.12.1 No objections in principle, observations received in relation to maintenance and access to the area of POS. The choice, size and planting density is acceptable.

6.13 WBC PARKS AND OPEN SPACES MANAGER (TREES)

6.13.1 No objections, advised that the landscape details which include schedule and specifications are acceptable

7.0 REPRESENTATIONS

7.1 None received at the time of compiling this report

8.0 CONTACTS WITH APPLICANT/AGENT

8.1 A meeting has taken place to discuss the concerns relating to the original plans and the overall scale bulk and design of the apartment building. Amended plans have since been received along with the requested levels details. An extension of time has been agreed until the 5th December 2019.

9.0 ISSUES

9.1 The key considerations in the assessment of this application are:

- Principle of development and Policy Compliance
- Visual Impact, Design, Impact on the street scene, Heritage impacts
- Impact on residential amenity
- Impact on the transport network / highway safety / parking

Principle of Development and Policy Compliance

9.2 The principle of the proposed development on this site which is allocated in the Local Plan (SA1/16) has been established through the approved outline application 17/00579/OUTMAJ which was for the erection of up to 26 dwellings and up to 24 apartments for the over 50s, with access from Kepple Lane. This application

was subsequently amended under a Section 73 application 18/00973/OUTMAJ to vary approved conditions to alter the housing mix, occupancy criteria, affordable housing and layout to provide 14 bungalows and 36 retirement living apartments. It was considered at outline stage that as well as the proposal satisfying the Council's Development Strategy set out in Policy SP1 of the Local Plan along with the Key Development Considerations set out in site allocation SA1/16 it would also meet an identified need for market housing and also housing for older people within the borough. As part of the assessment on the outline application the impacts upon contamination, trees and hedgerows, drainage and flood risk along with ecology and nature conservation were assessed and the appropriate and necessary conditions were imposed on the decision notice. Prior to any works commencing these conditions will need to be satisfied and discharged accordingly.

9.3 As the principle of the development along with the site access has already been approved the matters for consideration as part of this application relate solely to the appearance, layout and scale of the proposed bungalows and the retirement apartments along with whether or not the proposed landscaping is deemed to be acceptable.

Visual Impact, Design, Impact on the Street scene, Heritage impacts

9.4 Policy CDMP3 of the Local Plan seeks to achieve high quality in design and to ensure that development is in keeping with the locality and does not have any adverse impacts upon the quality of the landscape or character of the area. Policy CDMP5 seeks to protect designated and non -designated heritage assets. Achieving high quality of design and protection of the Historic Environment is also set out within the NPPF (Sections 12 and 16). The surrounding area is predominantly residential in character comprising of 2 storey detached and semi-detached dwellings. The western boundary and the majority of the eastern boundary is bound by open grassed fields while the northern boundary abuts Kepple Lane with residential properties adjacent. The existing buildings opposite the site entrance consist of 2 storey semi-detached hipped roof dwellings linked by single storey side extensions and are made up of pebble dashed render under slate roofs. Towards the east is the existing primary school and to the south is open fields.

9.5 The proposed bungalows are made up of 3 varying models as set out and listed in paragraph 3.2. Plots 1 and 14 are set in from Kepple Lane and will form the most prominent units when passing the site access. As the dwellings are bungalows they will not be visually overbearing or excessive in height. They comprise of a mixture of white render and red brick under relatively low pitched roofs some with the inclusion of pitched roof dormers and some without. The style, decorative detailing and mixture of materials to each of the bungalows is seen to represent a good quality design which will complement the existing dwellings and provide a visual enhancement to the area. The pattern of development and layout of the bungalows follows the internal road with wide breaks and even levels of spacing between units with setbacks from the internal highway of approximately 5m. Rendered front elevations are proposed to plots 2, 4, 6,8,10 and 11 which will provide a variation and visual interest within the street scene and break up any continuity. In terms of layout the proposed bungalows all have sufficient amenity and parking spaces and the interface distances would comply with the guidance set out in SPG4. The design of the dwellings is considered to be acceptable and complies with the provisions of Policy CDMP3 of the Local Plan whilst providing a good standard of living accommodation both internally and externally. No boundary details have been submitted with the application and as such this will need to be conditioned accordingly to ensure adequate privacy is provided between plots. The Town Council

raise concerns about access and maintenance to the landscaped area to the rear and discuss details of access to and boundary details. Full boundary details including any gates and access can be conditioned accordingly.

9.6 During the application process the applicant has provided full details of existing and proposed levels including the finished floor levels of the bungalows and the apartment building. The existing levels are relatively flat with a slight increase in gradient towards the north/Kepple lane. Having reviewed the proposed ground levels and the finished Floor Levels minimal alterations are proposed. As such based on the plans submitted the overall visual impacts arising from the development will not be significant. The development will sit on a similar level to that of the surrounding properties and would be acceptable within the landscape including any views across from the Garstang Conservation Area. A condition is required to secure the levels as shown on the submitted plans.

9.7 The proposed retirement apartment building which is located towards the south/rear of the site is designed on a 'T' shape footprint with associated 36 bay car park either side. Officers had concerns with regards to the initial design, scale, bulk and massing of the apartment building, a view shared by the Town Council and the Conservation Officer. Following an arranged meeting with the applicant to set out the issues revised plans have since been received with the main amendments being the reconfiguration of the roof design which has also been hipped to reduce the overall bulk and massing and an overhaul of the use of materials to the elevations along with the introduction of featured window designs. At ground and first floor the main material is red multi brick and to the projecting gables a mixture of off white render and brick are proposed. At third floor a composite grey cladding is proposed. This is considered to visually reduce the perceived bulk and massing, especially when experienced from distant views. To the rear of the building a ground floor projecting terrace is proposed which will overlook the landscaped rear gardens to the site and connects to the existing public right of way via a new footpath.

9.8 Internally the proposed retirement apartments provide high standard accommodation comprising of both 1 and 2 bed apartments. At ground floor there are communal areas including a motorised buggy store communal lounge and guest bedroom areas. Each bedroom has sufficient levels of outlook and adequate levels of light. Following the submission of the revised drawings the visual appearance of the apartment block and its design has been significantly improved and allows the development to integrate with the proposed bungalows and the surrounding area. In terms of design, layout, scale bulk and massing the apartments and the bungalows are seen to comply with the design requirements of Policy CDMP3 of the Local Plan.

9.9 In terms of impacts upon Heritage the proposed retirement building will be orientated so that it faces towards the north west of the site entrance with the bungalows sited towards the front. Approximately 120m beyond the east of the site is the boundary of the Garstang Conservation Area. Policy CDMP5 of the Local plan sets out (in point 3) that development with the potential to affect the significance of any designated or non-designated heritage asset either directly or indirectly including its setting, will be required to sustain or enhance the significance of the asset where appropriate. There is a general duty under s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character or appearance of a conservation area in carrying out planning functions. In this instance there were initial concerns from the Conservation Officer with regards to the overall scale and massing of the apartments and the impact this may have on the setting of Garstang Conservation Area. As set out above in paragraph 9.7 to address this concern revisions have been made to reduce the scale and bulk of the building. Whilst the

overall height has not changed, the roof has been hipped and by altering the materials as shown this is considered to reduce the visual bulk and massing and is seen to be a significant improvement. As there is really only very limited and restricted views from within the Conservation Area, (mainly views from the canal tow path) due to excessive tree cover and screening, in conjunction with the revised plans it is considered that the character and appearance of the Conservation Area would be preserved and it is no longer considered that the development would have an adverse impact upon the significance of the Conservation Area. As a result the Conservation Officer has withdrawn the initial objection. The proposal is now considered to comply with both Policy CDMP5 of the Local Plan and also Section 16 of the NPPF.

Impact on Residential Amenity

9.10 The siting of the development ensures that there would be adequate separation distance from all external elevations of the proposed development (bungalows and apartments) to neighbouring houses and the school to the east. Along the boundary with the school there is a mature hedgerow and trees which are to be retained and protected during construction. The bungalows (plots 5, 6, 7 and 8) which back on to the school will not have any overlooking or loss of privacy due to acceptable spacing. Full details of boundary treatments are to be conditioned as they have not been submitted as part of the application.

9.11 The site to the west known as Utopia also benefits from outline planning consent for up to 75 dwellings and a Reserved Matters application is currently pending awaiting the submission of revised plans. This site also makes up the site allocation SA1/16 in the Local Plan. It is not considered that the layout proposed in this application would have any significant adverse or detrimental impacts upon the residential amenity of the proposed dwellings. There would be sufficient spacing and with appropriate boundary treatments the amenity of potential future occupants can be protected. Internally the development would comply with the interface distances set out within SPG4 and as such would not result in overlooking or loss of privacy. In this instance the proposed development would comply with the provisions set out in Policy CDMP3 of the Wyre Local Plan.

Impact on the transport network / highway safety / parking

9.12 The impact of the development on the highway network together with formation of access onto Kepple Lane has already been approved at the outline stage and as such cannot be revisited as part of this application. Lancashire County Highways have advised that they are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. The highway improvement works requested under application 17/00579/OUTMAJ and 18/00973/OUTMAJ include a new section of footway to improve pedestrian connection to the Primary School to the east, and submission and agreement of a construction management statement to be submitted. This along with the financial contributions towards the A6 Barton to Garstang Sustainable Transport Strategy (£125,000) has also been secured under a Section 106 Legal Agreement.

9.13 Lancashire County Highways have advised that the internal layout for the development is acceptable and the car parking conforms to the Councils parking standards set out in Appendix B of the Local Plan. It has also been highlighted that the proposed new access and turning head and associated verges and footpaths would be acceptable for adoption under section 38 of the Highways Act. A number of

conditions have recommended including the provision of car parking to be marked out in accordance with the approved plan prior to first occupation and the removal of Permitted Development rights to garages to protect the parking spaces for the bungalows. A condition is also recommended to be attached requiring cycle storage and parking for the apartments to be provided.

Other Matters

Housing Mix

9.14 Whilst housing mix is not a Reserved Matters consideration the development would provide 2 bed bungalows and 1 and 2 bed apartments which would support the general housing need for smaller properties. The 14 bungalows would comply with criteria 3 of HP2 as they would contribute to the needs of an aging population by reason of their design and single storey living provisions. These have an occupancy age of 50 and over. The apartments have an occupancy age of 60 other than a spouse or partner of such persons who shall be over the age of 55.

Affordable Housing

9.15 Affordable Housing was considered at outline stage and is not a matter for consideration in this reserved matters application.

Landscaping

9.16 A detailed landscaping scheme has been submitted showing planting specifications and areas of soft landscaping. This comprises of grassed lawns to the front, side and rear of the bungalows with areas of wildflower planting beds and new tree and vegetation planting throughout. The Councils Tree Officer and Parks and Open Spaces Officer has advised that this is acceptable. As no details of the areas of hardstanding has been provided then this is to be conditioned.

Drainage, Flood Risk, Ecology, Contamination

9.17 The assessment of drainage and flood risk, ecological impacts and contamination have all been assessed under the outline application and appropriate conditions have been applied where considered necessary and reasonable.

10.0 CONCLUSION

10.1 The proposed layout, appearance, scale and landscaping associated with the development is considered to be acceptable. The applicant has provided revised plans which address the initial concerns regarding design scale and appearance of the apartment block. Subject to appropriate conditions overall it is considered that the proposal would comply with both local and national planning policy and would not impact adversely on the character of the area in particular the Garstang Conservation Area.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.

11.2 ARTICLE 1 - of the First Protocol Protection of Property has been considered in coming to this recommendation.

12.0 RECOMMENDATION

12.0 Grant the Approval of Reserved Matters subject to conditions.

Recommendation: Permit

Conditions: -

1. The development shall be carried out strictly using those materials specified on the approved materials schedule (Drawing Number NW-2602-03-AC-014 Rev A) 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).

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 9/07/2019 including the following plans/documents:

- Site location Plan Drawing number 001
- Approach to Entrance Drawing number 002 Rev A
- View of Bungalows Drawing number 003
- View Towards Apartments Drawing number 004 Rev A
- View of Apartment Front Drawing number 005 Rev A
- Rear View of Apartments From River Side Drawing number 006 Rev A
- Proposed Elevations 1of 2 Drawing number 007 Rev A
- Proposed Elevations 2of2 Drawing number 008 Rev A
- Proposed Site Layout Drawing number 009 Rev B
- Ground Floor Plan Drawing number 010 Rev A
- First Floor Plan Drawing number 011 Rev A
- Second Floor Plan Drawing number 012 Rev A
- Roof Plan Drawing number 013 Rev A
- Site Layout With Flood Risk Drawing number 015 Rev B
- Proposed Bungalow Type A Drawing number 2603-001
- Proposed Bungalow Type BR Drawing number 2603-002
- Proposed Bungalow Type BRS Drawing number 2603-003
- Bungalow Type BRF Drawing number 2603-004
- Proposed Bungalow Type B Drawing number 2603-005
- Proposed Bungalow Type C Drawing number 2603-006
- Planting plan (Sheet 1 of 2) Drawing Number NW-2602-05-LA-002
- Planting plan (Sheet 2 of 2) Drawing Number NW-2602-05-LA-003
- Landscape Layout Drawing Number NW-2602-01-LA-001
- 008 - External Works Layout Rev C
- 001 - External Works Layout Rev C
- 007 - External Works Layout Rev C
- NW-2602-03-AC-100-Site section

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 the first occupation of any of the dwelling(s)/apartments 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 any of the dwelling(s)/apartments 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).

4. Prior to first occupation of any of the dwellings or apartments 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 (ie driveways, paths, structures, furniture, play equipment, benches lighting and the footpath link to the Public Right of Way).

The hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of any dwelling or apartments 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 appropriate hard landscaping is agreed and implemented at an appropriate time during the development and for the purpose of safety and effective use of public areas.

5. The Soft landscaping works shall be carried out in accordance with the approved details:

- Planting plan (Sheet 1 of 2) Drawing Number NW-2602-05-LA-002
- Planting plan (Sheet 2 of 2) Drawing Number NW-2602-05-LA-003
- Landscape Layout Drawing Number NW-2602-01-LA-001

Prior to first occupation of any of the dwellings or apartments hereby approved 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 5 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.

6. 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 development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

7. The dwellings and apartments hereby approved shall not be first occupied until the parking / turning area(s) shown on the approved plan (Site Layout 015 Rev B) has been laid out, surfaced and drained. The parking / turning area(s) shall not thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Reason: To ensure that adequate off road parking is provided 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 commence until details of the proposed arrangements for future management and maintenance of the proposed streets and other non-highway related combined footways/ cycleway within the development, including details of a private management and Maintenance Company to be established if applicable, have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

Reason: To ensure that all highways will be delivered to adoptable standards, to ensure that highways safety is not compromised and to ensure that all highways footways and cycleways will be maintained by either LCC as Local Highway Authority or by a site management company in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

9. The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details (as shown on plan drawing numbers 008 - External Works Layout Rev C, 001 - External Works Layout Rev C, 007 - External Works Layout Rev C & NW-2602-03-AC-100-Site section

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

10. 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.

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 and in accordance with Policies CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

11. 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 express planning permission from the local planning authority first being obtained.

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

12. Prior to the commencement of development details of the location and appearance of cycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, prior to first occupation of any part of the approved development and thereafter maintained and retained.

Reason: In the interests of the appearance of the site and locality, in accordance with policy CDMP3 of the Wyre Local Plan (2011-31). 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.

13. 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.