



Planning Committee Minutes

Minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday 4 November 2015 at the Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillor I Amos	Councillor Lees
Councillor Lady Atkins	Councillor Orme
Councillor Ballard	Councillor Shewan
Councillor B Birch	Councillor T Taylor
Councillor Catterall	Councillor Turner
Councillor Greenhough	Councillor Walmsley
Councillor Ingham	

Apologies: Councillor E Stephenson.

Officers present:

D Thow – Head of Planning Services
L Harper – Development Manager
W Clarke - Assistant Solicitor
C Leary - Democratic Services Officer

Non-committee members present: Councillor's Gibson, Henderson, Collinson, Bowen, Robinson, Balmain and County Councillor Alf Clempson.

122 Members of the Public and one member of the Press, were present at the start of the meeting.

Note: Planning Committee member Councillor T Taylor left the meeting following item 01 – 14/00458/OULMAJ and did not return.

PA. 37 Declarations of Interest

Councillor Collinson, ward councillor for Garstang declared an “other significant interest” on Item 01 – Outline planning permission for the erection of up to 270 dwellings, 4.68 ha of Employment (B1 & B8) uses, convenience store (up to 375m² sales area) and coffee shop (up to 235m² sales area) - Land to the West

of the A6 (Preston/Lancaster New Road), bounded by Nateby Crossing Lane & Croston Barn Lane, Nateby, Garstang, PR3 1DY – 14/00458/OULMAJ – as a family member lives in close proximity to the site. She made representations at the meeting on this item in her capacity as ward councillor and remained in the meeting during the discussion of and voting on the item by members of the committee.

Councillor Lady Atkins declared an “other significant interest” on Item 01 – Outline planning permission for the erection of up to 270 dwellings, 4.68 ha of Employment (B1 & B8) uses, convenience store (up to 375m² sales area) and coffee shop (up to 235m² sales area) - Land to the West of the A6 (Preston/Lancaster New Road), bounded by Nateby Crossing Lane & Croston Barn Lane, Nateby, Garstang, PR3 1DY – 14/00458/OULMAJ – as she knows the applicant because she moors a boat at the applicant’s marina. She said that she did not consider that this gave rise to a perception of a conflict of interest or was likely to prejudice her judgment. She said that the applicant was not so well known to her to amount to an issue of pre-determination and bias. She remained in the meeting during the discussion of and voting on the item.

Councillor Greenhough declared an “other significant interest” on Item 01 – Outline planning permission for the erection of up to 270 dwellings, 4.68 ha of Employment (B1 & B8) uses, convenience store (up to 375m² sales area) and coffee shop (up to 235m² sales area) – Land to the West of the A6 (Preston/Lancaster New Road), bounded by Nateby Crossing Lane & Croston Barn Lane, Nateby, Garstang, PR3 1DY – 14/00458/OULMAJ as he knows the applicant because he used to moor a boat at the applicant’s marina. He said that he did not consider that this gave rise to a perception of a conflict of interest, or was likely to prejudice his judgment. He said that the applicant was not so well known to him to amount to an issue of pre-determination and bias. He remained in the meeting during the discussion of and voting on the item.

Councillor S Turner declared an “other significant interest” on Item 02 – Erection of an ice cream parlour, diner (within Use Class A3), indoor and outdoor children’s play areas, ancillary operations, associated car parking, hardstanding, access and landscaping (following demolition of existing buildings) – North Planks Farm, Garstang Road, Myerscough, Preston, Lancashire, PR3 5AD – 15/00296/FULMAJ as he owns a fish and chip near to the application site. He said that he did not consider that this gave rise to a perception of a conflict of interest, or was likely to prejudice his judgment. He remained in the meeting during the discussion of and voting on the item.

PA. 38 Confirmation of minutes

The minutes of the Planning Committee meeting held on Wednesday 7 October, 2015 were confirmed as a correct record.

PA. 39 Appeals lodged and decided

The Head of Planning Services submitted a report on appeals lodged and

decided between 15 September 2015 and 15 October 2015.

Resolved

That the position regarding the appeals, as set out on pages 1 - 5 of the report be read and noted and that any Member requiring any further details or clarification on any Appeal, should contact the relevant Case Officer.

PA. 40 Planning Applications

The Head of Planning Services submitted applications and reports to be considered.

The Head of Planning Services also submitted 'update sheets' on all six Agenda Items, referring to additional information to the reports since the agenda had been published on those particular applications.

- 14/00458/OULMAJ – Land to the West of the A6 (Preston/Lancaster New Road) Bounded By Nateby Crossing Lane & Croston Barn Lane, Nateby, Garstang, PR3 1DY
- 15/00296/FULMAJ – North Planks Farm, Garstang Road, Myerscough, Preston, Lancashire, PR3 5AD
- 15/00500/FULMAJ – Land East of Carr Lane / North of Ingol Grove, Hambleton, Poulton-le-Fylde
- 15/00685/OUTMAJ – Land off Moorland Road, Poulton le Fylde
- 15/00332/FUL – Churchtown Service Station, 13 Garstang By Pass Road, Churchtown, Preston, Lancashire, PR3 0HQ
- 15/00673/OUT – Pool Lodge, Shirley Heights, Poulton-le-Fylde, FY6 7ES

PA. 41 a) Applications Refused

RESOLVED that the undermentioned application be **REFUSED** under the provisions of the Town and Country Planning Act 1990, as set out below:

14/00458/OULMAJ

J Chippendale Ltd. Outline planning permission for the erection of up to 270 dwellings, 4.68 ha of Employment (B1 & B8) uses, convenience store (up to 375m² sales area) and coffee shop (up to 235m² sales area). Land To The West Of The A6 (Preston/Lancaster New Road) Bounded By Nateby Crossing Lane & Croston Barn Lane, Nateby, Garstang, PR3 1DY.

The application was before members for determination at the request of Councillor Balmain, because the proposal represents a significant major development. A site visit was undertaken to enable Members to fully understand the proposal, but notwithstanding the information provided as part of the application.

The Secretary of State had received a request to 'call in' the application for determination himself and as such the Council did not have the power to determine the application until and unless the Secretary of State determined that he did not wish to determine the application himself.

There were 72 members of the public and two Ward Councillors in attendance at the meeting. 18 members of the public and the two Ward Councillors spoke to the committee, objecting to the application.

One member of the public and the Agent spoke to the committee, supporting the application.

Subject to confirmation from the Secretary of State that he does not wish to call the application in for his own determination the application was contrary to officer recommendation for the following reason:

The proposed development would have a detrimental impact on highway safety resulting from the increase of traffic the proposal would generate onto the A6 and from the proposed access points onto the A6 which, by reason of their proposed location, would be dangerous. The proposal is therefore contrary to saved Policy SP14 of the Adopted Wyre Borough Local Plan (1999) and paragraph 32 of the NPPF.

PA. 42

b) Applications Approved

RESOLVED that the undermentioned applications be **APPROVED** under the provisions of the Town and Country Planning Act 1990, as set out below:

15/00296/FULMAJ

Billy Bob's Parlour Ltd. Erection of an ice cream parlour, diner (within Use Class A3), indoor and outdoor children's play areas, ancillary operations, associated car parking, hardstanding, access and landscaping (following demolition of existing buildings). North Planks Farm Garstang Road Myerscough Preston Lancashire PR3 5AD.

Note: Councillor Orme left the meeting for part of this item of business. He did not participate in the discussion of and voting on the item.

This application was before the Planning Committee at the request of Councillor Murphy. A site visit was undertaken to assist Members to understand the proposal beyond the information submitted and the photos taken by the Case Officer.

Seven members of the public spoke and a letter from the Ward Councillor was read out to the committee, objecting to the application.

The Applicant spoke to the committee in support of her application.

The application was **APPROVED** as per the recommendation in the report of the Head of Planning Services with amendments to Conditions 2 and 12 :-

Conditions and Reasons:-

1. The development must be begun not later than 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. (a) The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application validated by the Local Planning Authority on 10th April 2015 including the following plans:

Site location plan ref. 12-205-A P1 Rev 02
Proposed site plan ref. 12-205-A 30 Rev C
Proposed site plan coloured ref. 12-205-A 35 Rev A
Proposed ground floor furniture plan ref. 12-205-A 32 Rev A
Proposed ground floor plan ref. 12-205-A 31 Rev A
Proposed first floor plan ref. 12-205-A 33
Proposed elevation drawing 1 of 2 ref. 12_205 36 Rev A
Proposed elevation drawing 2 of 2 ref. 12_205 37 Rev A
Proposed site sections drawing ref. 12-205-A 38 Rev A
~~Proposed site plan GA ref. 2641.206 Rev A~~
~~Proposed ground floor plan GA ref. 2641.203 Rev B~~
~~Proposed mezzanine floor plan GA ref. 2641.204 Rev B~~
~~Proposed elevations ref. 2641.205 Rev C~~
~~External lighting and CCTV plan ref. 014.102.E202 Rev P2~~

(b) 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.

These revisions make some minor changes to the external elevations to improve the appearance and coherence of the buildings. The omitted plans related to a previous iteration of the scheme and are no longer relevant.

3. The development hereby approved shall be used as an ice-cream parlour and associated diner and indoor and outdoor play facility within use classes A3 and D2 respectively of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose.

Reason: In order for the Council as Local Planning Authority to retain control over the long-term use of the site in order to safeguard the vitality and viability of

existing centres in accordance with the provisions of section 2 of the NPPF.

4. The development hereby approved shall not operate outside of the hours of 9am to 9pm daily unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of safeguarding residential amenity in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and the provisions of paragraphs 17 and 123 of the NPPF.

5. Notwithstanding the information shown on the approved plans and prior to the commencement of development, details of the materials to be used on the external elevations of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the site and locality in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and the provisions of paragraph 17 of the NPPF.

6. Notwithstanding the information shown on the approved plans and prior to the commencement of development, details of the surfacing materials to be used on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the site and locality in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and the provisions of paragraph 17 of the NPPF.

7. a) Notwithstanding the information shown on the approved plans, 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 any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, 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.

b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

c) 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 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: In order to ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and the provisions of paragraph 17 of the NPPF.

8. (a) Prior to the commencement of development, the following documents shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how trees and hedgerows on the site identified for retention would be adequately protected in accordance with BS5837:2012 during the construction and operation of the development hereby approved.

- Arboricultural Impact Assessment
- Tree Protection Plan
- Arboricultural Method Statement

b) The development hereby approved shall be carried out in full accordance with these approved documents.

Reason: In order to protect the existing trees and hedgerows on site in the interests of the appearance of the site and biodiversity in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and the provisions of paragraphs 17 and 118 of the NPPF.

9. The development hereby approved shall proceed in full accordance with the mitigation measures recommended in the following documents:

- Ecological appraisal ref. 2152 produced by Envirotech
- Bat survey ref. 2152 produced by Envirotech
- Barn owl survey ref. 2152 produced by Envirotech

Reason: In order to safeguard biodiversity on the site in accordance with the provisions of paragraph 118 of the NPPF.

10. No trees shall be felled or vegetation cleared on the site during the main bird breeding season (March to July inclusive) unless nesting birds are confirmed in writing to be absent by a suitably qualified ecologist.

Reason: In order to safeguard biodiversity in accordance with the provisions of paragraph 118 of the NPPF.

11. Prior to the commencement of development, a scheme of biodiversity enhancement for the site shall be submitted to and approved in writing by the Local Planning Authority and the development hereby approved shall then proceed in full accordance with this approved scheme. The scheme shall include the provision of bat bricks and/or tubes, bat boxes, bird boxes and native tree and shrub planting.

Reason: In order to enhance biodiversity on the site in accordance with the provisions of paragraph 118 of the NPPF.

12. (a) No development shall take place until a Construction Environmental Management Plan (CEMP), for the construction and operation of the development has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- (i) how biodiversity would be protected throughout the construction period;
- (ii) the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify the appropriate mitigation measures necessary to protect and prevent pollution of these waters;
- (iii) the location of parking of vehicles of site operatives and visitors;
- (iv) the method, location and timing of loading and unloading of plant and materials;
- (v) the location and means of storage of plant and materials used in constructing the development;
- (vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vii) wheel washing facilities;
- (viii) a management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- (ix) a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
- (x) details of how water courses will be protected against spillage incidents and pollution during the course of construction;
- (xi) a scheme to control noise during the construction phase, and
- (xii) the route construction vehicles and deliveries will be required to take **from [insert locations]** to site.

The development shall then proceed in full accordance with this approved plan.

Reason: In order to safeguard the biodiversity of the site, protect the aquatic environment, and maintain the operation and safety of the local highway network during site preparation and construction in accordance with Policy ENV17 of the Wyre Borough Local Plan and the provisions of the NPPF.

13. Notwithstanding the information shown on the approved plans, the car park area hereby approved shall be laid out and surfaced in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority prior to the first use of the development. This scheme shall include the

layout of the car park including parking spaces and manoeuvring area, and details of surfacing and surface marking.

Reason: In order to ensure that safe and convenient car parking is provided on site in the interests of the appearance of the site and highway safety in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and the provisions of the NPPF.

14. Prior to the commencement of development, a scheme for the construction of off-site works of highway improvement shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include the upgrade of the 2 existing bus stops on the A6 to the south of the site on either side of the road; the provision of a crossing point in the form of a refuge over the A6; the provision of a footway link between the south-bound bus stop and the crossing point; the reduction in the length of the right-turn lane and the increase in length of the cycle lanes.

Reason: In order to ensure safe and convenient access to the site by a range of transport modes including sustainable options in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and the NPPF.

15. No part of the development hereby approved shall be brought into use until the scheme approved pursuant to conditions 13 and 14 attached to this permission has been implemented in full in accordance with the approved details.

Reason: In order to ensure safe and convenient access to the site by a range of transport modes including sustainable options in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and the NPPF.

16. Prior to the commencement of development, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. These facilities shall be retained on site throughout the construction period.

Reason: In order to prevent the deposit of mud or other debris on the highway that could cause a potential hazard to road users.

17. Before the development hereby approved is first brought into use, a noise impact assessment shall be submitted to and approved in writing by the Planning Authority demonstrating how the undernoted standards shall be met (with mitigation as necessary), in order that there are no observed adverse effects on the health and quality of life of the occupants of noise-sensitive premises. Care should be taken to ensure that the assessment considers noise from use of the car parking and children's outdoor play areas.

- 50 dB LAeq 16 hours, daytime (07.00 to 23.00) in gardens and outside living areas (for example balconies)
- 35 dB LAeq 16 hours (07.00 to 23.00) - indoors, daytime
- 30 dB LAeq 8 hours (23.00-07.00) - indoors, night-time
- 45 dB LAFmax - indoors, night-time (23.00-07.00).

The noise rating levels for cumulative noise from all plant and machinery, for example, air conditioning units and kitchen ventilation systems, and use of the car parking areas, shall not exceed the background noise level (LA90) at the boundary of any noise-sensitive premises, as assessed in accordance with British Standard 4142 (2014).

Reason: In order to safeguard residential amenity in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraphs 17 and 123 of the NPPF.

18. Prior to commencement of the development, an Odour Management Plan for the kitchen extraction system(s) shall be submitted to and approved in writing by the Planning Authority. A detailed plan of each kitchen extraction system shall be provided to indicate how it is intended to prevent odour from affecting nearby premises. Each kitchen extraction system shall be designed in accordance with the Department for Environment, Food and Rural Affairs (DEFRA) document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. This is available from the DEFRA website www.defra.gov.uk.

Reason: In order to safeguard residential amenity in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraphs 17 and 123 of the NPPF.

19. During demolition and construction of the development, no works shall take place and no deliveries or other vehicles shall visit the site on Sundays and Bank Holidays, or outside the hours of 0800-1800 Monday to Friday, and 0800-1300 on Saturdays, unless prior agreed in writing by the local Planning Authority.

Reason: In order to safeguard residential amenity in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraphs 17 and 123 of the NPPF.

20. There shall be no deliveries or collections of goods (including waste collections) to or from the development between the hours of 2200 and 0700, nor at any time on Sundays and Public holidays.

Reason: In order to safeguard residential amenity in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraphs 17 and 123 of the NPPF.

21. All outside areas used for children's play activities, eating and drinking shall not be so used between the hours of 2100 and 0900.

Reason: In order to safeguard residential amenity in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraphs 17 and 123 of the NPPF.

22. No amplified recorded or live music shall be played in the outside areas at any time.

Reason: In order to safeguard residential amenity in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraphs 17 and 123 of the NPPF.

23. Prior to the development hereby approved being first brought into use, litter bins shall be provided on the site in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be maintained as such. The scheme shall include details of the appearance and location of the bins and a management plan for the removal of waste.

Reason: In the interests of the appearance of the site and wider area in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraph 17 of the NPPF.

24. Prior to the commencement of development an external lighting scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall then proceed in full accordance with this approved scheme and shall thereafter be maintained as such. The scheme shall include details of the appearance, orientation, positioning and technical specification of any external lighting and shall demonstrate that it would be directed so as to avoid impact on biodiversity. External lighting shall not be intrusive to the occupiers of sensitive premises and shall be installed in accordance with Environmental Zone E as noted within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light.

Reason: In the interests of the appearance of the site and to safeguard biodiversity and residential amenity in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraphs 17, 118 and 123 of the NPPF.

25. (a) No development shall be commenced until a desk study has been undertaken and approved in writing with the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination.

(b) If the desk study required by part (a) of this condition identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology to be first submitted to and approved in writing with the Local Planning Authority.

(c) If remediation methods are then considered necessary further to the results of any investigation required by part (b) of this condition, a scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in full and completed prior to the commencement of the development.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to land, water resources or human health and in accordance with the

provisions of the NPPF.

26. (a) Any material brought onto site to form the landscaping and outdoor play areas shall first be demonstrated as being uncontaminated and safe for use and approved in writing by the Local Planning Authority;

(b) A report detailing any necessary asbestos survey and subsequent removal measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

(c) Copies of all waste transfer notes shall be submitted to and acknowledged in writing by the Local Planning Authority before the development hereby approved is first brought into use.

Reason: In order to safeguard the environment and human health in accordance with the provisions of the NPPF.

27. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) & Drainage Statement/Strategy G1936-FRA-01 12th January 2015 and the following mitigation measures detailed within the FRA:

(i) Limiting the surface water run-off generated by the 1 in 100yr + 30% critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

(ii) Provision of compensatory flood storage.

(iii) Finished floor levels are set no lower than 300mm above the surrounding ground levels.

The mitigation measures shall be fully implemented prior to occupation in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority.

Reason: In order to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, sufficient compensatory storage of flood water and to reduce the risk of flooding in accordance with the provisions of the NPPF.

28. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those 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 +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, 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) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate which has been calculated at 5 litres per second.
- 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.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: In order to ensure that the development can be adequately drained and to ensure that the development does not increase flood risk on or off the site.

29. No works to erect Play Barn 2 as hereby approved shall commence until a maintenance plan showing how access to the nearby watercourse will be achieved and maintained has been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in full accordance with this approved plan and shall thereafter be maintained as such.

Reason: In order to ensure that access for the maintenance of the watercourse during the lifetime of the development is not impeded, should access not be available from the opposite bank.

30. No works to erect Play Barn 2 as hereby approved shall commence until plans and calculations taking into account the bearing capacity of the soil and demonstrating that the erection of the barn would not be detrimental to the stability of the bank of the watercourse have been submitted to and agreed in writing by the Local Planning Authority. The development shall then proceed in full accordance with these agreed details and shall thereafter be maintained as such.

Reason: In order to ensure that the bank can support the loading of the barn without the risk of collapse and subsequent flood risk.

Attention is drawn to the following notes: -

1. If bats are found at any time during works then works should cease immediately and advice should be sought from Natural England or a suitably qualified bat worker.
2. The grant of planning permission will require the applicant to enter into an appropriate legal agreement with Lancashire County Council as Local Highway Authority. The Local Highway Authority reserves the right to provide the highway works within the highway associated with this proposal. Provision of highway works includes design, procurement of the work by contract and supervision of the works. The applicant should contact Lancashire County Council in the first instance to ascertain the details of such an agreement and the information to be provided.
3. Planning permission does not constitute Land Drainage Consent and does not indicate that such consent would be granted. The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found here: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>.

15/00500/FULMAJ

Story Homes. Erection of 51 dwellings (including 15 affordable dwellings) with associated access of Carr Lane, landscaping and public open space. Land East Of Carr Lane / North Of Ingol Grove, Hambleton, Poulton-Le-Fylde, Lancashire.

This application was before members at the request of Councillor's Julie Robinson and Lynne Bowen. A video and photos were available to help Members understand the proposed development and how it sits within its surroundings.

Three members of the public and the two Ward Councillor's spoke to the committee objecting to the application.

The Agent spoke to the committee supporting the application.

The application was **APPROVED** as per the recommendation in the report of the Head of Planning Services with an amendment to condition 2 as follows:

Conditions: -

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
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 5th June 2015, including the following plans:

- Site Location Plan Dwg No. 002 Received 08.06.15
 - Proposed Site Layout (Coloured Plan) Dwg No. 005 Rev G Received 28.10.15
 - Proposed Detailed Site Layout Dwg No. 007 Rev L Received 28.10.15
 - Proposed Boundary Treatment Dwg No. 008 Rev B Received 28.10.15
 - Proposed Elevation Treatment Dwg No. 009 Rev B Received 28.10.15
 - Proposed Streetscenes Dwg No. 010 Rev A Received 29.09.15
 - Proposed Highways and Drainage Layout Dwg No. 30114/101 Rev C Received 29.09.15
 - Landscape General Arrangement Dwg No. 10805_L001 Rev C Received 28.10.15
 - Planting Plan Dwg No. 10805_L002 Rev C Received 28.10.15
 - Supporting Notes Dwg No. 10805_L003 Received 30.09.15
 - Tree Removal Plan Dwg No. 10805.T03 Received 08.08.15
 - Detailed Site Cross-Sections A-A / B-B / C-C – 1 of 2 Dwg No. 30114/200/1 Rev B Received 29.09.15
 - Detailed Site Cross-Sections D-D Dwg No. 30114/200/2 Rev A Received 29.09.15
 - The Hawthorn 2 Bed House Type Dwg Nos. HAW-PLP1, HAW-PLP2, HAW-
PLE1/2, HAW-
PLE2/1, HAW-
PLE2/3 Received 08.06.15
 - The Arundel 4 Bed House Type Dwg Nos. ARU-PLP4 Rev B, ARU-
PLE4/1
Rev A, ARU-
PLE4/9 Received 08.06.15
 - The Durham v2 4 Bed House Type Dwg Nos. DUR-PLP1, DUR-
PLE1/3,
DUR-
PLE1/11 Received 08.06.15
 - The Warwick 4 Bed House Type Dwg Nos. WAR-PLP1, WAR-
PLE1/4,
WAR-
PLE1/6 Received 08.06.15
 - The Chester 3 Bed House Type Dwg Nos. CHE-PLP1, CHE-
PLE1/19
Received 08.06.15
 - The Epsom 2 Bed House Type Dwg Nos. EPS-PLP1, EPS-
PLE1/1 Received 06.10.15
 - The Greenwich v2 4 Bed House Type Dwg Nos. GRE-PLP1 Rev A, GRE-
PLE1/3 Rev A, GRE-
PLE1/12 Rev A Received 06.10.15
 - The Hastings 3 Bed House Type Dwg Nos. HAS-PLP1, HAS-
PLE1/5 Rev A,
HAS-
PLE1/11 Received 06.10.15
 - Single Detached Garage 1 Dwg Nos. SG1-EPS1 Rev A and SG1-EPS4 Rev
A Received 06.10.15
 - Conservatory Type 1 Dwg No. CON1-CPE1 Rev A Received 08.06.15
 - Conservatory Type 2 Dwg No. CON2-CPE1 Rev A Received 08.06.15
3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.
 4. No works or development shall take place until full details of both hard and soft landscape works has been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units,

lighting etc.); retained historic landscape features and proposals for restoration, where relevant. Details of soft landscape works, including any new and improved hedges, transplanted and or replanted hedgerows, shall include planting plans; method statement for landscape and ecology retention, written specifications (including cultivation and other operations associated with plant, grass and hedgerow establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; proposals for introducing bird nesting and bat roosting boxes onto the site; and an implementation programme.

5. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme approved in writing with the Local Planning Authority and shall thereafter be retained and maintained. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced as soon as is reasonably practical by others of similar size and species to those originally required to be planted unless the Local Planning Authority gives its written consent to any variation.
6. No development shall commence until details of the means of enclosure of the site have been submitted to and approved in writing by the Local Planning Authority in accordance with the boundary treatment plan hereby approved. The development shall be constructed in accordance with the approved details and all boundary treatments shall be retained (as approved) at all times thereafter.
7. The mitigation recommendations indicated in the Ecological Constraints Report by Urban Green dated December 2014 and submitted with the planning application shall be implemented in full. In addition to these recommendations, a Method Statement shall be prepared and submitted to the Local Planning Authority for approval giving details of measures to be taken to protect and conserve the adjacent pond and details of measures to be taken to avoid any possible harm to amphibians during the course of the scheme. No development works shall commence until this Method Statement has been approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved measures.
8. No vegetation clearance including works to trees or hedgerows shall be carried out between March and July (inclusive) in any year unless a detailed bird nest survey has been carried out by a suitably qualified ecologist immediately prior to any clearance and written confirmation that no bird nests are present has been provided in writing to the Local Planning Authority.
9. The new estate road (for a distance of 10m from Carr Lane) shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any

development takes place within the site.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The land to be the subject of this condition shall be the visibility splay consisting of that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Carr Lane to points measured 43m in each direction along the nearer edge of the carriageway of Carr Lane, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be prior approved by the Local Planning Authority in conjunction with the Highway Authority.
11. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement, namely the widening of the existing footway on the A588 to a minimum of 2m and the improvement of the two bus stops on the A588 nearest the site to be DDA compliant, including the provision of a raised boarding area and bus stop markings, has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. No part of the development shall be occupied until the approved scheme has been constructed and completed in accordance with the scheme details.
12. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance arrangements until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.
13. With regards to the construction phase of the development:
 - (a) No development hereby approved shall take place unless and until the local planning authority has received and approved in writing an Environmental Construction Method Statement in relation to:
 - (i) delivery of materials and delivery and collection of equipment
 - (ii) provision and use of on-site parking for contractor's and workpeople's vehicles, wheel washing facilities and street sweeping
 - (iii) detail of both the dust mitigation measures to be employed to minimise fugitive dust impacts on localised receptors, and the procedures to be adopted in response to complaints of fugitive dust emissions.

- (iv) appropriate measures to control surface water discharges from the development to avoid any possibility of water pollution arising from the scheme reaching the Wyre Estuary. These measures shall be in accordance with the 'Pollution Prevention Guidelines' prepared by the Environment Agency, and particularly PPG no. 5, and in industry Best Practice Guidance, e.g. CIRIA Guidance, 'Control of water pollution from construction sites; guidance for consultants and contractors (C532)' as identified in section 6 of the Habitat Regulations Assessment (Local Authority Screening Opinion) August 2015 (amended October 2015).

All construction phase works shall be undertaken strictly in accordance with the approved Environmental Construction Method Statement.

- (b) No work shall be carried out other than between the hours of Mon - Fri 08.00 to 18.00; Saturday 08.00 - 13.00 with no work on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority prior to any change in hours.
14. No development shall be commenced until a desk study has been undertaken and approved in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. 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 scheme implemented to the satisfaction of the Local Planning Authority prior to the development of the site. Any changes to the agreed scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.
15. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (May 2015 Ref 30114/SRG and the following mitigation measures detailed within the FRA, under para 6.0 Recommendations:
- a. Limiting the surface water run-off generated so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 - b. Provision of compensatory flood storage as per Appendix H of the FRA (30114/SRG May 2015)
 - c. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.
 - d. Finished floor levels are set no lower than 5.75m above Ordnance

Datum (AOD).

- e. Raising of ground levels is kept to the minimum required to meet disability access standards.

The mitigation measures shall be fully implemented prior to occupation in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority.

16. Prior to the commencement of development hereby approved, a surface water drainage scheme for the site and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion), shall be submitted to and approved in writing by the local planning authority. These details shall include, as a minimum:
- a. Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, 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. The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate which has been calculated at 12 litres per second (l/s). In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public surface water sewer must be restricted to 10l/s.
 - 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.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage

system shall be retained, managed and maintained in accordance with the approved details.

17. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been 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, management and maintenance by a Residents' Management Company
 - b) Arrangements concerning appropriate funding mechanisms for its 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 plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

18. Foul and surface water shall be drained on separate systems.
19. During the construction phase of the development, adherence to the approved Arboricultural Method Statement (outlined in Section 4 of the Arboricultural Report submitted with the application dated May 2015) and Tree Protection Plan (Dwg Ref: 10805.T04) will be required at all times until all development is completed.
20. The side windows of the dwellings hereby approved serving bathrooms shall be fitted with obscure glass of a level 5 grade (most obscure) and shall thereafter be retained with this glazing. Any subsequent repaired or replacement windows shall be fitted with this same level of obscurity.
21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) the garages (including integral garaging) shall not be used for any purpose which would preclude their use for the parking of a motor car; and no areas of soft landscaping to the front of properties shall be removed to make provision for additional car-parking.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), with respect to plots 03, 04, 05, 37, 38, 39, 47, 48 and 49 as indicated on the Approved Site Layout Plan only, the dwellings shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwellings without the prior planning permission of the Local Planning Authority.

The reasons for the above conditions are: -

1. 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. For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
3. To ensure that the materials have a satisfactory appearance and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
4. To ensure the provision of amenity afforded by appropriate landscape design and to provide compensation for habitats lost to the scheme in accordance with Local Plan Policy SP14 and the NPPF.
5. To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.
6. In the interest of visual amenity in line with Saved Local Plan Policy SP14.
7. In the interests of the ecology of the area and in accordance with the National Planning Policy Framework.
8. In the interests of the ecology of the area and in accordance with the National Planning Policy Framework.
9. To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with saved Local Plan Policy SP14.
10. To ensure adequate visibility at the street junction or site access in accordance with saved Local Plan Policy SP14.
11. In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works in accordance with saved Local Plan Policy SP14.

12. In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with saved Local Plan Policy SP14.
13. To safeguard the amenity of the area and in the interests of the amenity of neighbouring properties and ecology in accordance with saved policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) and the NPPF.
14. The development is for a sensitive land use. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999). It is considered the Phase 1 Desk Study submitted with the planning application requires further detail which was not forthcoming during the application stage.
15. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided; to ensure safe access and egress from and to the site; and to reduce the risk of flooding to the proposed development and future occupants in accordance with the National Planning Policy Framework.
16. To ensure that the proposed development can be adequately drained; to prevent the increased risk of flooding, both on and off site resulting from the proposed development; and to ensure that water quality is not detrimentally impacted by the development proposal, in accordance with saved Local Plan policy ENV15 and the National Planning Policy Framework.
17. 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 saved Local Plan Policy ENV15 and the NPPF
18. To secure proper drainage and to manage the risk of flooding and pollution in accordance with saved Local Plan policy CIS7 and the NPPF.
19. In the interests of visual amenity and ecology in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) and the NPPF.
20. To safeguard the privacy of adjacent residents and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
21. The retention of adequate parking space within each property curtilage and of front landscaping areas is of importance in safeguarding the appearance of the locality and highway safety and avoid the overall streetscene from becoming dominated by car parking, in accordance with the provisions of

Policy SP14 of the Wyre Borough Local Plan (1999) and the provisions of paragraph 17 of the NPPF.

22. To ensure that the Local Planning Authority have control over any future development of the dwellings to safeguard the residential amenity of those residents in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

Attention is drawn to the following notes: -

1. Adoptable Streets - The applicant is advised to obtain a technical approval for all estate street details from the Local Highway Authority prior to the submission of such approved details.
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact LCC in the first instance to ascertain the details of such an agreement and the information to be provided.
3. The applicant can discuss further details of the site drainage proposals with Graham Perry at wastewaterdeveloperservices@uuplc.co.uk. For further information regarding Developer Services and Planning please visit the United Utilities website at <http://www.unitedutilities.com/builders-developers.aspx>

Each individual unit will require a separate metered supply at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. The level of cover to the water mains and sewers must not be compromised either during or after construction. United Utilities' water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991. Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains/public sewers. Should this application be approved the applicant must contact our water fittings section at Warrington North WwTW, Gatewarth Industrial Estate, off Liverpool Road, Sankey Bridges, Warrington, WA5 1DS.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities' offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 0370 751 0101 to obtain maps of the site. Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

4. The Lead Local Flood Authority (suds@lancashire.gov.uk) wishes to be formally notified of the completion of this development by the applicant in order to further consider the formal designation of any features or structures identified as causing a flood risk should they be removed or altered.
5. Your attention is drawn to the recommendations by Lancashire Constabulary with regards to security:

1. The dwellings should be built to achieve Part 2 of Secured by Design. This addresses the Physical Security of the units. Doors and windows should be tested and certificated to enhanced security standards PAS 24 2012, front door sets should be fitted with a viewer and security bar/chain, and ground floor glazing should be laminated.

2. The front and rear of dwellings should be protected with dusk till dawn lighting unit to deter potential offenders and reduce the fear of crime.

Further advice on the requirements of Secured by Design is available from this office or at www.securedbydesign.com.

6. Your attention is drawn to the following comments from Electricity North West Ltd (ENWL):

The development is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity. The applicant should also be referred to two relevant documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office Bookshops, and advised to follow the guidance given. The documents are as follows:-

- HS(G)47 - Avoiding danger from underground services.
- GS6 - Avoidance of danger from overhead electric lines.

Other points, specific to this particular application are:-

There is an ENWL high voltage overhead line running through the site of the proposed development as well as low voltage underground services. A safe working distance must be maintained from these at all times. If the developer wishes, they may apply to have these diverted away from the works.

The applicant should also be advised that, should there be a requirement to

divert the apparatus because of the proposed works; the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service at a modest cost for our electricity assets. This is a service, which is constantly updated by our Data Management Team (Tel No. 0800 195 4749) and I recommend that the applicant give early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

7. All site investigations and assessments shall be carried out by appropriately qualified personnel, in accordance with British Standard 10175:2001 "Investigation of Potentially Contaminated Sites - Code of Practice".
8. All site investigations and assessments shall be in accordance with current Government and Environment Agency Guidance, and shall identify the type, nature and extent of any contamination present, the risk to receptor's and the potential for migration within and beyond the site boundary.
9. Any laboratory used for the purposes of sample analysis shall be registered to the ISO17025:2000 quality standard.
10. A sampling analysis programme shall verify the adequacy of any decontamination works.
11. The responsibility for the safe development and secure occupancy rests with the developer. The Local Planning Authority may only determine the suitability of any scheme for investigation/remediation submitted, on the basis of the information submitted to it. Under no circumstances will the Local Planning Authority accept liability for inadequate remediation of the site.
12. The development falls within 250 metres of an area of infilled ground (the nature of the fill is unknown). It is therefore recommended that precautionary measures should be taken in the form of a gas monitoring programme or provision of gas protection measures.
13. In order to ensure the safe development of the site it is recommended that consideration be given to the potential for contamination to exist. It is therefore recommended that a Desk Study report be undertaken and submitted for approval to the Local Planning Authority. In the event that a risk of contamination is established, a site investigation, followed by remediation measures, will be recommended.
14. The presence of any significant contamination, which becomes evident during

the development of the site, shall be brought to the attention of the Local Planning Authority.

15. The site is located within 600m of Morecambe Bay, a European protected nature conservation site. The birds for which Morecambe Bay SPA is designated are particularly susceptible to recreational disturbance - please refer to the published Morecambe Bay Bird Disturbance and Access Management Report, May 2015 for more information. The developer is advised to prepare a Home Owners Pack highlighting the sensitivity of Morecambe Bay to recreational disturbance, the importance of keeping dogs under control within the SPA and highlighting alternative recreational opportunities in the vicinity. The approved pack should be provided to future home owners of the development hereby permitted.

15/00332/FUL

A & F Group. Redevelopment of existing petrol filling station to include the provision of 10 no. fuel pumps and 3 no. HGV fuelling stations with a mono-pitch canopy over, a vehicle wash area, an associated retail kiosk (372sqm) and associated parking and landscaping. Churchtown Service Station 13 Garstang By Pass Road Churchtown Preston Lancashire PR3 0HQ.

This application was before Committee at the request of Councillor Catterall. A video and photographs were available to assist Members to understand the proposed development and how it would sit within its surroundings.

The application was **APPROVED** subject to conditions:-

Conditions and Reasons:-

1. The development must be begun not later than 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. (a) 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 16th April 2015 including the following plans:

- Location plan ref. PR613/100
- Proposed site plan ref. 15014_PL02 Rev B
- Proposed GA plan ref. 15014_PL03
- Proposed site elevations ref. 15014_PL04 Rev A
- Proposed elevations ref. 15014_PL05 Rev A
- Proposed elevations ref. 15014_PL06 Rev A

- Proposed elevations coloured ref. 15014_PL08 Rev A
- Proposed sections ref. 15014_PL07 Rev A
- General arrangement detailed planting plan ref. 10977_L01 Rev P01
- HGV swept-path analysis ref. 0884-SP01 Rev B

(b) 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. Notwithstanding the information shown on the approved plans and prior to the commencement of development, details of the materials to be used on the external elevations of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and the provisions of paragraph 17 of the NPPF.

4. Notwithstanding the information shown on the approved plans and prior to the commencement of development, details of the surfacing materials to be used on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the site and streetscene and to ensure that surface water run-off would not lead to increased flood risk on or off the site in accordance with Policies SP14 and ENV15 of the Wyre Borough Local Plan (1999) and the provisions of paragraph 17 of the NPPF.

5. No trees shall be felled or vegetation cleared between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided to the Local Planning Authority that no active bird nests are present.

Reason: In order to safeguard biodiversity in accordance with the provisions of paragraph 118 of the NPPF.

6. The development hereby approved shall proceed in full accordance with the provisions of the submitted Landscape Management Plan prepared by Urban Green on 16th July 2015.

Reason: In order to ensure that the site is satisfactorily landscaped and in the interests of biodiversity in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and the provisions of paragraphs 17 and 118 of the NPPF.

7. The development hereby approved shall be carried out in full accordance with the provisions of the following submitted documents:

- Arboricultural report to BS 5837:2012 prepared by JCA Ltd Arboricultural

Consultants (ref. 12032/MR)

- Arboricultural Report and Arboricultural Impact Assessment to BS 5837:2012 prepared by JCA Ltd Arboricultural Consultants (ref. 12032b/PH)
- Arboricultural Method Statement to BS 5837:2012 prepared by JCA Ltd Arboricultural Consultants (ref. 12032b/PH)

Reason: In order to protect the existing trees and hedgerows on site in the interests of the appearance of the site and biodiversity in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and the provisions of paragraphs 17 and 118 of the NPPF.

8. a) The development hereby approved shall proceed in full accordance with the details referenced under condition 2 attached to this permission including the detailed planting plan prepared by Urban Green and referenced 10977_L01 Rev P01.

b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme approved in writing by the Local Planning Authority (whichever is sooner.)

c) 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 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: In order to ensure that the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policies SP14 and ENV15 of the Wyre Borough Local Plan (1999) and the provisions of paragraph 17 of the NPPF.

9. Notwithstanding the information shown on the approved plans and prior to the commencement of development, details of any walls or fences to be erected along the boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. These approved boundary treatments shall then be provided before the development hereby approved is first brought into use and shall thereafter be maintained and retained as such.

Reason: In the interests of the appearance of the site in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and the provisions of paragraph 17 of the NPPF.

10. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those 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 +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, 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) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development brownfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- 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.

The scheme shall be implemented in accordance with the approved details prior to the development hereby approved first being brought into use. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: In order to ensure that the proposed development can be adequately drained, would not result in increased flood risk on or off the site as a result of the development and to ensure that water quality or geomorphology of any watercourse is not detrimentally impacted by the development proposal in accordance with Policy ENV15 of the Wyre Borough Local Plan (1999) and the provisions of the NPPF.

11. No development approved by this planning permission (or such other date or stage in development as may be approved in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - 1) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially

unacceptable risks arising from contamination at the site.

- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: In order to prevent the risk of pollution to controlled waters in accordance with the provisions of paragraphs 109 and 121 of the NPPF.

12. The development hereby approved shall not be brought into use until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: In order to prevent the risk of pollution to controlled waters in accordance with the provisions of paragraphs 109 and 121 of the NPPF.

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this previously identified contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: In order to prevent the risk of pollution to controlled waters in accordance with the provisions of paragraphs 109 and 121 of the NPPF.

14. During demolition and construction of the development, no works shall take place and no deliveries or other vehicles associated with the demolition or construction of the development shall visit the site on Sundays and Bank

Holidays, or outside the hours of 0800-1800 Monday to Friday, and 0800-1300 on Saturdays, unless first agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the amenities of nearby residents in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraph 17 of the NPPF.

15. Prior to commencement of the development a Dust Management Plan for the demolition and construction phases shall be submitted to and approved in writing by the Local Planning Authority and the approved plan shall be fully implemented during the demolition and construction phases.

Reason: In order to safeguard the amenities of nearby residents in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraph 17 of the NPPF.

16. In order to prevent sleep disturbance at nearby noise-sensitive premises, the jet wash and the rollover car wash facilities shall not operate between the hours of 2300 and 0700.

Reason: In order to safeguard the amenities of nearby residents in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraph 17 of the NPPF.

17. There shall be no deliveries or collections of goods (including waste collections) to or from the development between the hours of 2300 and 0600 Monday to Sunday.

Reason: In order to safeguard the amenities of nearby residents in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraph 17 of the NPPF.

18. (a) Details of any artificial lighting to be provided on site shall be submitted to and approved in writing by the Local Planning Authority prior to first installation and any lighting shall then be provided in full accordance with these approved details.

(b) Artificial lighting on site shall be designed such that it is not intrusive to sensitive premises. Lighting shall be installed in accordance with the standards within the "Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light", and light intrusion into the windows of any residential premises shall not exceed 10 Lux before 23.00 and 2 lux after 23.00.

Reason: In order to safeguard the amenities of nearby residents in accordance with the provisions of Policy SP14 of the Wyre Borough Local Plan (1999) and paragraph 17 of the NPPF.

19. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from hard-surfaced areas shall

be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Details of a surface water drainage scheme to include such an oil interceptor shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development hereby approved shall then proceed in full accordance with these approved details and shall thereafter be maintained and retained as such. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment and in accordance with Policy ENV15 of the Adopted Wyre Borough Local Plan (July 1999).

20. No development shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. 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 scheme implemented to the satisfaction of the Local Planning Authority prior to the development of the site. Any changes to the agreed scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Attention is drawn to the following notes: -

1. Whilst the building to be demolished has been assessed as having negligible risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

2. The Phase 1 Geo-Environmental Ground Investigation report as submitted is considered to satisfy part one of condition 11.

c) Applications Deferred

RESOLVED that the undermentioned applications be **DEFERRED**, as set out below:

PA. 43

15/00685/OUTMAJ

Wainhomes (North West) Ltd. Outline application for a residential development with associated access off Moorland Road (all other matters reserved). Land Off Moorland Road, Poulton-Le-Fylde, Lancashire.

The application was before Members at the request of Councillor David Henderson. A site visit was undertaken to help Members understand the proposed development and how it sits within the surroundings.

There were four members of the public and two Ward Councillors who spoke to the committee objecting to the application and due to the time this application came before Committee, the County Councillor who had attended the meeting had to leave for a prior appointment, but had his objection to the application letter read out by the Chairman.

One member of the public and the Agent spoke to the committee, supporting the application.

The application was **DEFERRED** for officers to go back to LCC Highways to clarify existing speed limits on Moorland Road and whether this would have an impact on the speed calculations submitted with the application.

15/00673/OUT

Mr & Mrs Mustow. Outline application for the erection of up to 4 dwellings with access. Pool Lodge, Shirley Heights, Poulton-Le-Fylde, Lancashire, FY6 7ES.

The application was **DEFERRED** for officers to consider a late submission by the agent regarding the application.

Following the discussion and voting on item 4 – 15/00685/OUTMAJ – Land at Moorland Road, Poulton-le-Fylde members' voted on a motion that the meeting continue beyond 4 hours in duration.

PA. 44 RESOLVED

That the meeting continue beyond 4 hours in duration.

The meeting started at 2pm and finished at 6.05pm.

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