



## Planning Committee Minutes

Minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday 6 April 2016 at the Civic Centre, Poulton-le-Fylde.

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### Planning Committee members present:

|                       |                         |
|-----------------------|-------------------------|
| Councillor I Amos     | Councillor Lees         |
| Councillor Ballard    | Councillor Orme         |
| Councillor Catterall  | Councillor E Stephenson |
| Councillor Greenhough | Councillor T Taylor     |
| Councillor Ingham     | Councillor Turner       |
| Councillor Jones      | Councillor Walmsley     |

**Apologies:** Councillors Lady Atkins, Shewan and Turner.

### Officers present:

D Thow – Head of Planning Services  
L Harper – Development Manager  
L Hayes – Senior Planning Officer  
M Grimshaw - Senior Solicitor  
C Leary - Democratic Services Officer

**Non-committee members present:** Councillors Pimbley and Henderson.

9 Members of the Public were present at the start of the meeting.

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### PA. 66 Declarations of Interest

None.

### PA. 67 Confirmation of minutes

The minutes of the Planning Committee meeting held on Wednesday 2 March, 2016 were confirmed as a correct record.

**PA. 68 Appeals lodged and decided**

The Head of Planning Services submitted a report on appeals lodged and decided between 15 February 2016 and 15 March 2016.

**Resolved**

That the position regarding the appeals, as set out on page 1 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. 69 Planning Applications**

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

The Head of Planning Services also submitted an 'update sheet' on one Agenda Item, referring to additional information to the report since the agenda had been published on that particular application.

- 16/00038/FUL – Breck Lodge Rest Home, 78 – 80 Breck Road, Poulton-Le-Fylde, Lancashire, FY6 7HT

**PA. 70 a) Applications Approved**

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

**16/00038/FUL**

Mr P McGailey. 8 Bed extension to existing care facility, to include two storey and single storey side extensions, lift shaft, internal renovations and external alterations to existing building, to include re cladding, new bay windows and new escape stair to side. Erection of maintenance, re-cycle, cycle stores and smoking canopy to rear. Creation of a split level garden area and alterations to existing entrance. Breck Lodge Rest Home, 78 – 80 Breck Road, Poulton-Le-Fylde, Lancashire, FY6 7HT.

The application was presented before members at the request of Councillor Henderson. A site visit was undertaken to enable Members to understand the proposal beyond the plans submitted and the photos taken by the case officer.

One member of the public and the Ward Councillor spoke to the committee, objecting to the application.

The applicant spoke to the committee, supporting the application.

The application was approved as per the recommendation to grant planning permission with an additional condition 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 15/01/2016 including the following plans:
  - Outbuildings and smoking shelter Drawing Number AL(9)003 Rev A
  - Ground and First Floor Plan as proposed Drawing Number AL(0)001 Rev A
  - Proposed Site Plan (Revised) Drawing Number AL(9)902 Rev B
  - Elevations as Proposed Drawing Number AL(0)040 Rev A
  - Design and Access Statement Ref M5901 Rev A

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

3. The development shall be carried out using those materials specified on the approved plan and supporting documents
4. The development hereby approved shall only be used in association with the use of the premises known as Breck Lodge Nursing Home Breck Road Poulton FY6 7HT (as shown on the red edge of the location plan accompanying this application) and shall not be used as a separate unit without the express permission of the Local Planning Authority. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any other order revoking or re-enacting that Order), the use of the building(s) shall be limited to Use Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).
5. No occupation or use of the development shall occur until the first floor windows on the western elevation and the windows within the new fire door on the eastern elevation of the existing building have been fitted with obscure glazing at grade level 5 (where 5 is the most obscure and 1 the least). The windows and any subsequent replacement glazing shall be maintained and retained in the same level of obscure glazing at all times thereafter.
6. No 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 in accordance with the approved details. 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. Soft landscape works shall include planting plans; written specifications (including cultivation and

other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.

7. Before any site activity is commenced in association with the development, an Arboricultural Method Statement (AMS), in compliance with "BS 5837(2012) Trees in relation to design, demolition and construction", shall be submitted to and agreed in writing by the local planning authority. The AMS must include the identification of materials and method of installation of all new surfaces and underground utility services, and all ground disturbance works proposed within root protection areas or within 1m of protective barrier fencing. Onsite arboriculture supervision must be included. The AMS shall include generic details in respect of protection of all on and off site trees relating to site access and layout, vehicle parking and storage of materials and machinery. The development shall then be carried out in accordance with such agreed detail.
8. No trees, hedgerow or shrubs shall be removed between the 1st March and 1st July 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. 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 agreed 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.
10. The proposed fire door and external staircase on the eastern elevation of the building shall be used only in the event of an emergency (or for the purpose of a fire drill) as a means of escape from the building and not for any other purpose including as a separate means of access from/to the building.

**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. The use could not be undertaken independently without the likelihood of associated problems of amenity to the locality and to ensure that inappropriate uses do not occur within the locality.
5. To protect the residential amenity of the adjacent neighbouring properties from overlooking and loss of privacy and in accordance with Saved Policy SP14 of the Local Plan.
6. To ensure that the development presents a satisfactory appearance in the street picture and in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
7. To prevent damage to trees during construction works and in the interest of amenity of the area.
8. In the interests of the ecology of the area and in accordance with the National Planning Policy Framework.
9. 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).
10. To protect the residential amenity of the adjacent neighbouring properties from overlooking and loss of privacy and in accordance with Saved Policy SP14 of the Local Plan.

**Notes:**

1. The applicant is advised that bats can, and do, turn up in unlikely places. If bats are found at any time during the course of any approved works then works must cease immediately and advice sought from a suitably qualified ecologist about how best to proceed. All UK bats and their resting places are specially protected in Law.
2. The applicant is advised that kitchen plant / extraction / flues may require further planning consent.

## **16/00058/FUL**

Mr R Smith. Removal of existing residential caravan and erection of a dwelling and formation of residential curtilage. Chat Hill Farm, Lancaster Road, Out Rawcliffe, Preston, Lancashire, PR3 6BP.

This application was brought to Planning Committee for determination at the request of Councillor Pimbley. A site visit was undertaken to enable Members to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

The Applicant and the Ward Councillor spoke to the committee supporting the application.

The application was **APPROVED contrary to officers recommendation, subject to the following conditions:-**

### **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 21/01/16, including the following plans: LF/RS/3004 and site location plan.
3. 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 agreed 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.
4. No development shall be commenced until a drainage scheme for foul and surface water together with a scheme has been submitted to and agreed in writing by the Local Planning Authority together with a scheme which demonstrates no adverse impact from the development on the adjacent watercourse to the west of the site (e.g. surface water runoff/ pollutants /contaminants/ building materials).The development shall be carried out in full accordance with the agreed schemes. The dwelling shall not be occupied until the drainage scheme is fully completed and operational and shall thereafter be maintained as such.

5. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development 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.
6. Prior to commencement of the development hereby approved, details of the existing and proposed ground, slab and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be constructed and completed in accordance with these agreed details.
7. No works to trees and no scrub clearance, including site clearance shall be undertaken in the main bird breeding season (March to August inclusive), unless birds are found to be absent by a suitably qualified person immediately prior to any clearance works and confirmed in writing with the Local Planning Authority.
8. (a) The mitigation/recommendations set out in Section 6 of the ecological appraisal submitted with the planning application (Envirotech Version 1 ref: 3096) shall be implemented in full throughout the course of the development.  
  
(b) Prior to commencement of the development, details of biodiversity enhancement (such as bat roosting and bird nesting opportunities, native tree and shrub planting and bolstering of hedgerows) that shall be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority and subsequently implemented in full and maintained and retained thereafter.
9. Prior to the commencement of the development hereby approved, a line of protective fencing shall be erected to the west and east of the trees to be retained as shown on the approved site plan, running parallel at 4.8m distance from each tree stem and this shall be retained throughout the course of construction of the development. The fenced area must not be used for storage of materials, chemical, latrines, machinery or vehicles. Protection should follow guidelines presented within BS 5837:2012 'Trees in relation to design, demolition & construction'.
10. Prior to the first occupation of the dwelling hereby approved, all existing caravans on land under the applicant's ownership (including those two caravans shown on the approved site plan) shall be removed from the site, and the area shall be returned to agricultural use.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the dwelling shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwelling 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. 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).
4. To ensure adequate drainage of the proposal and to protect biodiversity in accordance with NPPF.
5. To ensure that the materials have a satisfactory appearance and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
6. To protect the visual appearance of the area in accordance with the NPPF and Policies SP13 and SP14 of the Adopted Local Plan.
7. To protect biodiversity in accordance with NPPF.
8. To protect biodiversity in accordance with NPPF.
9. To protect trees and biodiversity in accordance with NPPF.
10. To protect the visual amenity of the area in accordance with the NPPF and Policies SP13 and SP14 of the Adopted Local Plan.
11. To protect the visual amenity of the area in accordance with the NPPF and Policies SP13 and SP14 of the Adopted Local Plan.

**Attention is drawn to the following notes:**

1. If any protected species are discovered during the works, the works should cease immediately and Natural England be contacted for advice.

The meeting started at 2pm and finished at 3.08pm.

**Date of Publication: Thursday 14 April, 2016**

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