

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 11th May 2016

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
16/00062/FULMAJ	Lyndsey Hayes	02	37-63

THE PROPOSAL

Erection of 10 residential dwelling houses and creation of new access

EDUCATION AND AFFORDABLE HOUSING REQUIREMENTS

The original education contribution assessment produced by LCC Education Department requested a contribution for 2 primary school places and no secondary school places. The contribution of 2 primary places equated to a total of £24,418.80. LCC were asked to identify a specific infrastructure project to which these monies would be used for. In responding to our request for this information, LCC have advised that a re-assessment was necessary to take into account updated April 2016 pupil projections. This re-assessment (dated 04/05/2016) now advises that LCC are no longer seeking a contribution towards either primary or secondary education provision.

In support of the application a detailed Financial Viability Appraisal was submitted and assessed as set out within paragraphs 9.37 to 9.43 of the main committee report. The committee report advises that an offer of £50,582 towards affordable housing (plus £24,418.80 towards education) represents a reasonable position. As a result of LCC no longer seeking a contribution to education, this £24,419 can now be used for affordable housing contributions. The previous reported figure of £50,582 towards Affordable Housing within the borough has now increased to £75,000. This has been agreed with the Affordable Housing Officer and the applicant. This still represents a shortfall against the policy requirement, but is justified by the supporting Financial Viability Assessment.

FLOOD RISK AND DRAINAGE

Two responses from LCC Lead Local Flood Authority (dated 27/04/2016 and 10/05/2016) have been received. The first response stated that the Flood Authority objects to the proposal as it has not been demonstrated why higher priority discharge points for the runoff destination of surface water are not reasonably practicable in line with Planning Practice Guidance. In this instance the applicant proposes onsite attenuation for surface water discharge which is the highest priority for the discharge of surface water in accordance with the National Planning Guidance. Following discussions with the Flood Officer at LCC it was recognised that this was an oversight and the latest consultation response has withdrawn that objection. Conditions are suggested relating to detailed surface water drainage scheme and lifetime maintenance and management plan to be submitted. Conditions 4 and 12 set out in the main report adequately deal with both.

Pollution/Contamination

Observations from WBC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (CONTAMINATED LAND) had not been received at the time of compiling the committee report. Their response dated 09/05/2016 confirms no objections. Given the low risk posed from and to the site a watching brief should be maintained. Details of the proposed radon protection measures should be provided. Should soil be imported onto the site to form garden or landscaped areas, the developer must ensure this is suitable for use. Condition recommended.

CHANGES TO CONDITIONS/REASONS

The following additional condition and reason is recommended:

Condition 18:

The applicant shall undertake a watching brief during the course of the development works. The watching brief shall be undertaken by a suitably qualified person, with any significant contamination discovered, reported immediately in writing to the Local Planning Authority. The findings of the watching brief shall be reported in writing and submitted to the Local Planning Authority for written approval, prior to first occupation of the development.

Reason:

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).

The following revision is also recommended (additional text underlined):

Condition 8:

(a) No development shall commence until details of the hard and soft landscaping of the site, including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. This shall include full details of the repositioned hedgerow, or if demonstrated that this is not practical or is unlikely to be successful, details of the replacement hedgerow along the western boundary of the site fronting onto Hollins Lane; planting plans; method statement for landscape and ecology retention; written specifications; and schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate. The approved scheme shall be implemented in the first planting season following completion of the development, or following first occupation/use, whichever is the earliest.

(b) 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.