

# **PLANNING COMMITTEE UPDATE SHEET**

**COMMITTEE DATE:**            **2<sup>nd</sup> May**                            **2018**

<b>APPLICATION NO.</b>	<b>TEAM LEADER</b>	<b>ITEM NO.</b>	<b>PAGE NOS.</b>
17/00177/FULMAJ	Lyndsey Hayes	1	16-33

## **CONSULTATIONS**

CABUS PARISH COUNCIL has responded to the re-consultation stating they see nothing in the information received which warrants any amendments to their previous consultation response which was returned on 05/03/2018.

GREATER MANCHESTER ECOLOGY UNIT (GMEU): No objection to the application on ecology grounds.

## **OFFICER COMMENTS**

### **Hours of operation and delivery / collections**

Paragraph 6.5.1 of the Committee report refers to a consultation response from the Head of Environmental Health and Community Safety. This response includes a suggestion that conditions should be attached requiring the hours of operation and delivery / collections to be between 7am to 6pm Monday to Friday, with none at weekends or on Bank/Public Holidays.

Environmental Health have since confirmed that hours of operation and delivery / collection on Saturdays mornings would also be acceptable when taking into account impact upon residential amenity, provided that this is restricted to between the hours of 07:00 – 13:00. This is reflected in suggested conditions 7 and 8 (page 28 of the committee report) which allow for hours of operation and deliveries / collections not just from Monday – Friday, but also on Saturday mornings between 07:00 – 13:00, with no operation and deliveries / collections on Sundays, Bank Holidays or Public Holidays.

## **CONDITIONS**

One additional condition is suggested to ensure that the larger B2 unit is specifically used for the intended truck body workshop only and that the local planning authority has control over future uses.

### **Condition 21**

Notwithstanding the provisions of the Town & Country Planning Use Classes Order 1987 (as amended) (or any other order revoking or re-enacting or amending that Order with or without modification), or the provisions of the Town and Country Planning General Permitted Development (England) Order 2015 (or any order revoking or re-enacting or amending that Order with or without modification), the building hereby approved for B2: General Industrial use (as shown on the approved site plan) shall be used for truck body workshop purposes only and for no other purpose, including for any other purpose in Class B2 of the Schedule to the Town

and Country Planning (Use Classes) Order 1987 (as amended), without the prior express planning consent of the local planning authority.

Reason: To ensure that inappropriate uses do not occur within the locality and having regard to neighbour amenity in accordance with saved Policy SP14 of the Adopted Wyre Borough Local Plan.