

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: **2nd May** **2018**

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/00210/FUL	Lyndsey Hayes	2	34 - 53

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 05/03/2018.05/03/2018.

LANCASHIRE COUNTY COUNCIL LEAD LOCAL FLOOD AUTHORITY (LLFA) has responded confirming no comments to make in relation to this application.

REPRESENTATIONS

One additional neighbour representation has been received from No. 55 Meadow Park which states the following;

- A request for the applicant to provide landscaping to the western boundary has been overlooked. There should be full landscaping to the west boundary as well as the north and east of the site.
- The erection of the building would cast a shadow over the garden of this property and there would be no screened landscaping to cover the large building.

Officer Comments:

With respect to the concern about overshadowing this has been addressed in the Committee report and there are no further comments to make.

In terms of landscaping to the western boundary of the site, the proposed development is off-set from the existing dwelling and garden of No. 55 Meadow Park. No. 55 Meadow Park would not directly face the proposal as it already directly faces towards an existing industrial unit on land adjacent to the application site. Therefore the western boundary of the application site is to the side of No. 55 Meadow Park and is not within the primary views or outlook from this property. Therefore it is considered that a requirement for additional landscaping would not be reasonable or necessary along the western boundary of the site to make the development acceptable.

CONDITIONS

Three additional conditions are suggested.

In respect of conditions 19 and 20 these same conditions have been attached to application 17/00177/FULMAJ (Item 1 of the Committee Agenda for the adjacent site), and on reflection they are also considered relevant to include for this development proposal. These are as follows;

Condition 19

There shall be no external storage to the units hereby approved.

Reason: In order to prevent the potential for harm to the visual amenity of the area in accordance with Policy SP14 of the adopted Wyre Borough Local Plan (July 1999).

Condition 20

Prior to first use / first occupation of the development hereby approved, the noise mitigation measures set out in the supporting Noise Assessment by Martin Environmental Solutions Report No: 1446-3, and dated April 2018, and received by the Local Planning Authority on 16th April 2018, shall be implemented. The approved noise mitigation measures shall thereafter be retained and maintained.

Reason: To ensure there is no adverse effect on the health and quality of life of future occupants and to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) and the National Planning Policy Framework.

In respect of condition 21 this is proposed to ensure that the larger B2 unit is specifically used for the intended meat processing business use 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 meat processing 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.

OFFICER COMMENTS

Hours of operation and delivery / collections

Paragraph 6.7.1 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 49 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.